

Historic Architectural Review Commission

Staff Report Item 5a

Meeting Date: August 27, 2013

Applicant: Peter Pike, Architect

Application Number: H13-01-618

Address: #430 Duval Street

Description of Work: Major Development Plan. New rooftop structure.

Building Facts: La Concha hotel was originally listed as a contributing resource in the 1977 Survey. The Mediterranean revival hotel was built circa 1925. The building is the tallest structure in the historic district and it is unique on its architectural style.

Between the 1950's and before 1962 a rooftop bar was built over the building and facing south. The hotel was closed for many years until it was re-open in the 1970's when it served as living quarters for the construction crew that was working on the reconstruction of US1. In 1986-87 the hotel experienced extensive renovations; including the construction of a new meeting room and bar facilities, which are still standing today on the rooftop. There are no existing elements of the original bar that once was known as the Top Bar.

Currently the rooftop structure serves as a bar and meeting room. Over the roof and on the elevator's shaft walls there are several telecommunication antennas and related equipment, as well as air conditioning units that are visible from the streets.

Guidelines Cited in Review: Secretary of the Interior's Standards (pages 16-17), specifically Standards 9 and 10.

Additions, alterations and new construction (pages 36-38a), specifically guidelines 1, 3, 4, 5, 6 and 8.

Staff Analysis

On May 14, 2013 the Commission motioned to postpone the review of the item until the Planning Board review and approval. During that meeting the Commission gave some recommendations to the applicant, including the new proposed setbacks. The applicant revised the plans as per HARC recommendations and submitted them to the Planning Department. The Planning Board approved the Major Development Plan on July 18, 2013. No conditions were granted for the approval.

The revised plans still propose a new structure that will be built over the roof top of the historic La Concha hotel and as a replacement of an existing non-historic structure. The footprint of the revised drawings has been reduced to the footprint found in the existing rooftop structure. The proposed design concept is a glass box, where the metal structural elements will not be exposed to the exterior. All telecommunication equipment that once was over the roof has been removed. A continuous skylight, forming a small gable is proposed over a central hallway and will provide natural light to the interior space. Mechanical equipment will be installed in the roof and will be screened with slanted metal frames.

The design proposes clear glass panels bordered with silver color aluminum. All the structural frame will be install behind the glass panels. The wall will have extended parapets to help screening mechanical equipment. Towards the north-east elevation there will be three small solid walls.

Consistency with Guidelines

1. The proposed new structure over the top of La Concha is contemporary in concept. It does not mimic any architectural design or element found in the historic district.
2. The new structure will not disguise or conceal any character defining elements of the historic fabric. The transparency of the proposed new structure will enhance the historic parapet form of the building.
3. Although the new structure will be visible from some streets, particularly from the north and west, its design is compatible and sensible to the historic building. The design is simple in form and details and will not detract from the historic fabric and from the existing skyline.
4. The proposed height, mass, proportion and scale of the new structure will not overpower or overshadow the existing building.
5. The new structure will not require destruction of any historic elements of the building. If removed in a future it will not have any effect on the building.
6. By the use of contemporary materials and the design concept the new structure will not read as part of the original historic fabric.

It is staff's opinion that the proposed plans are consistent with the Secretary of the Interior's Standards and the Historic Architectural Guidelines. The

proposed design as a concept respects the uniqueness of the La Concha building; a building that did not mimic any other structure found in the historic district. The concept of a glass box; which is transparent and light, is sympathetic to the historic building. La Concha hotel is massive and its scale is extraordinary comparing to its surrounding historic fabric. The proposed design will not mimic or intends to imitate architectural elements found in the urban context. It is staff's opinion that the proposed design will not have an adverse effect in the historic building or in the skyline of our historic district.

Application

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION #

04-30-13-100618

OWNER'S NAME: REMINGTON DEVELOPMENT CORP. CROWNE PLAZA - LA CONCHA DATE: 04.30.2013

OWNER'S ADDRESS: 14120 DALLAS PEWY, SUITE 700 DALLAS, TX. 75240 PHONE #:

APPLICANT'S NAME: PETER PIKE - ARCHITECT PHONE #: 305. 296.1692

APPLICANT'S ADDRESS: 471 U.S. HIGHWAY 1, KEY WEST, FL 33040

ADDRESS OF CONSTRUCTION: 430 DUVAL STREET # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATION OF EXISTING BAR AND MEETING SPACES TO CREATE NEW SPA AND MULTIPURPOSE SPACES (APPROX. 4500 SF). DEMOLITION OF EXISTING STRUCTURE AND EQUIPMENT (INCLUDING TELECOMMUNICATIONS) TO ACCOMMODATE NEW DESIGN.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 04.30.2013

Applicant's Signature: *[Signature]*
PETER PIKE - ARCHITECTS

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:\$ _____

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

5/14/13 - deferred for planning board approval sheet
(postponed)

HARC Comments:

La Concha is listed as contributing. The rooftop is not historic.

Ordinance for demolition

Guidelines for additions.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: 5/14/13

Signature:

Fredy Gonzalez

Historic Architectural
Review Commission



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

May 31, 2013

Arch. Peter Pike
#471 US Highway 1
Key West, Florida 33040

**RE: MAJOR DEVELOPMENT PLAN- NEW ROOFTOP STRUCTURE.
DEMOLITION OF EXISTING ROOFTOP STRUCTURE ON TOP OF LA
CONCHA BUILDING. ELEVATOR'S SHAFT WILL NOT BE DEMOLISHED
FOR: #430 DUVAL STREET - HARC APPLICATION # H13-01-618
KEY WEST HISTORIC DISTRICT**


Dear Architect Pike:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, May 14, 2013. The Commission motioned to postpone the item until the project is reviewed by the Planning Board. During deliberations the Commission requested more detail drawings to show the final skin and envelope of the proposed new facades.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

**Planning Board
Resolution No. 2013-34**

**PLANNING BOARD
RESOLUTION No. 2013-34**



**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR APPROVAL OF A
MAJOR DEVELOPMENT PLAN FOR
RECONSTRUCTION OF THE SEVENTH
FLOOR FROM A MEETING ROOM AND BAR
FOR CONVERSION INTO A SIX UNIT DAY-
SPA FOR PROPERTY LOCATED AT 430
DUVAL STREET (RE# 00006570-000000, AK#
1006807) PERSUANT TO SECTION 108-91
(A.)(2.)(b.)OF THE LAND DEVELOPMENT
REGULATIONS OF KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Historic Residential Commercial Core, Gulf Side (HRCC-1), zoning district; and

WHEREAS, Section 108-91 A(2.)(b.) of the Code of Ordinances requires Major Development Plans for the construction of 2,500 square feet of gross floor area or greater; and

WHEREAS, the applicant proposed the construction of approximately 4,800 square feet of floor area to be used as a six-space day-spa facility; and

WHEREAS, this approval of a Major Development Plan is consistent with the Land Development Regulations and the Comprehensive Plan; and

 Acting Chairman
 Planning Director

WHEREAS, the recommendation of **approval** of the Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

WHEREAS, the approval is consistent with the criteria in the Code; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Major Development Plan for the reconstruction of approximately 4,800 square feet of existing meeting room and bar area into six day-spa spaces per Section 108-91A.(2).(b.), under the Code of Ordinances of the City of Key West, Florida, is hereby recommended for City Commission **approval** for property located at 430 Duval Street (RE# 00006570-000000, AK# 1006807), as shown on the attached plan set dated July 3, 2013.

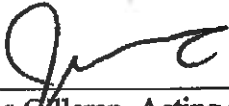
Section 3. This Major Development Plan application recommended for **approval** to the City Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the

 Acting Chairman
 Planning Director

property.

Section 4. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.


Section 5. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order. Read and passed on first reading at a special meeting held this 18th day of July, 2013, authenticated by the Acting Chairman of the Planning Board and the Planning Director.




James Gilleran, Acting Chairman
Key West Planning Board

8/13/2013

Date



Acting Chairman


Planning Director

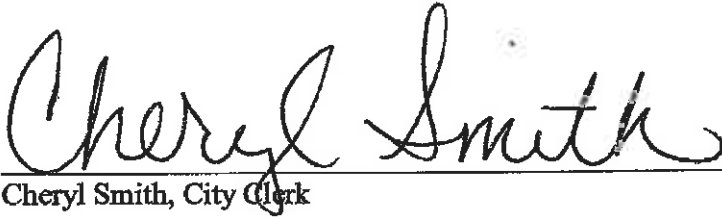
Attest:



Donald Leland Craig, AICP
Planning Director

8/13/2013
Date

Filed with the Clerk:



Cheryl Smith, City Clerk

8-13-2013
Date

 Acting Chairman

 Planning Director

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SCHEDULE OF DRAWINGS

ARCHITECTURAL

SHEET #	TITLE
A-1	SITE PLAN INDEX, REVISION LOG, PEDA INFORMATION
A-2	EXISTING & PROPOSED ELEVATIONS
A-3	EXISTING & PROPOSED ELEVATIONS
A-4	EXISTING & PROPOSED ELEVATIONS
A-5	EXIST. & PROPOSED ELEVATIONS, EXIST. FLOOR PLAN
A-6	PROPOSED FLOOR & ROOF PLAN, & BUILDING SECTION
A-7	
A-8	
A-9	
A-10	
A-11	
A-12	
A-13	
A-14	
A-15	
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A-24	
A-25	

STRUCTURAL

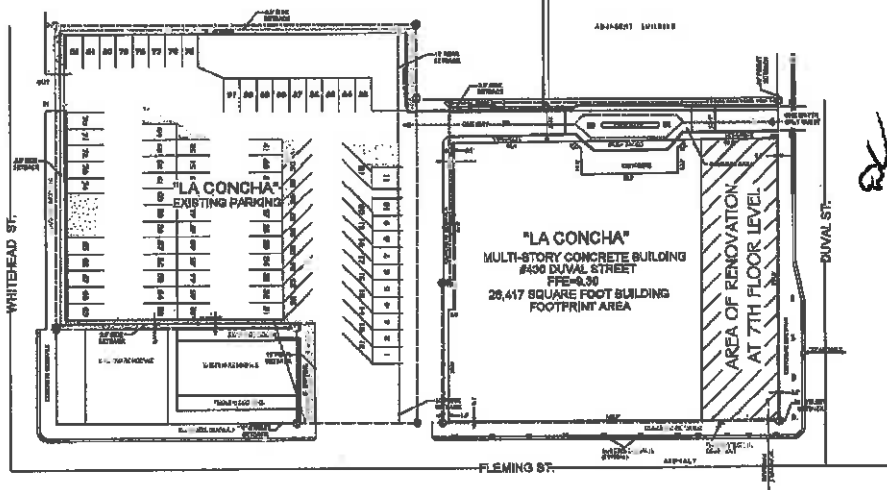
SHEET #	TITLE

MECHANICAL

SHEET #	TITLE

ELECTRICAL

SHEET #	TITLE



1 SITE PLAN
1A2 Scale: 1" = 30 ft

PLANNING SET 06-27-13 HARC SUBMITAL SET 06-27-13
ROOF TOP SPA RENOVATIONS
CROWN PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

MAIN BUILDING BUILT UNDER
FLORIDA BUILDING CODE ALLOWABLE HEIGHTS AND BUILDING AREA TABLE 604

OCCUPANCY CLASS GROUP "A-2" ASSEMBLY
 TYPE CONSTRUCTION TYPE I - PROTECTED

ITEM	EXISTING	IBC TABLE 609	PROPOSED	REMARK
TYPE CONSTRUCTION	II	I PROTECTED, SPEC.	I PROTECTED, SPKAL	
MAX. HT. IN FEET	50	50	50	
OCCUPANCY	COMMERCIAL, A			
MAX. STORY	5	5	5	
MAX. AREA PER STORY	10,000			

OWNER REPRESENTATIVE:
 REMINGTON DEV. CORP
 1456 DALLAS PKWY, SUITE 700
 DALLAS, TX 75240

PROJECT APPROVALS:

ITEM	APPROVAL #	DATE
DEVELOPMENT REVIEW COMPLETE	LETTERS HELD	9-25-13
H.A.R.D.	POSTPONED	00-00-00
PLANNING BOARD		07-18-13
NET COMMISSION	TBA	JORDAN

THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING:
 FDD 2005
 ASLDE 0741 REGULATIONS
 LEVEL LOAD 40 p.s.f.
 WIND LOAD 100 MPH

ARCHITECT SEAL
 PETER PIKE

REVISIONS: | DATE

78% DD SET

PETER PIKE
 ARCHITECT

471 US HIGHWAY 1
 KEY WEST, FLA. 33908
 304-236-1932

RENOVATIONS
CROWN PLAZA - LA CONCHA
 ON DUVAL STREET
 KEY WEST, FLORIDA

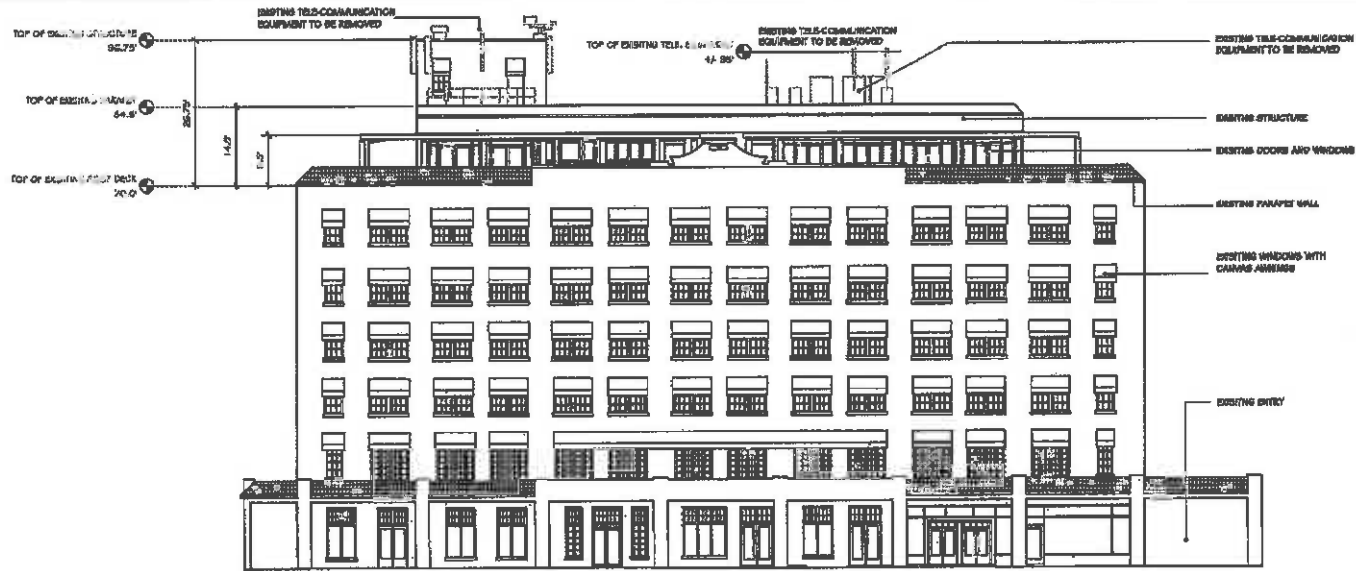
PLANNING SET 07-03-13

DRAWING TITLE:
 SITE PLAN / PROJECT NOTES
 PROJECT CALCS.

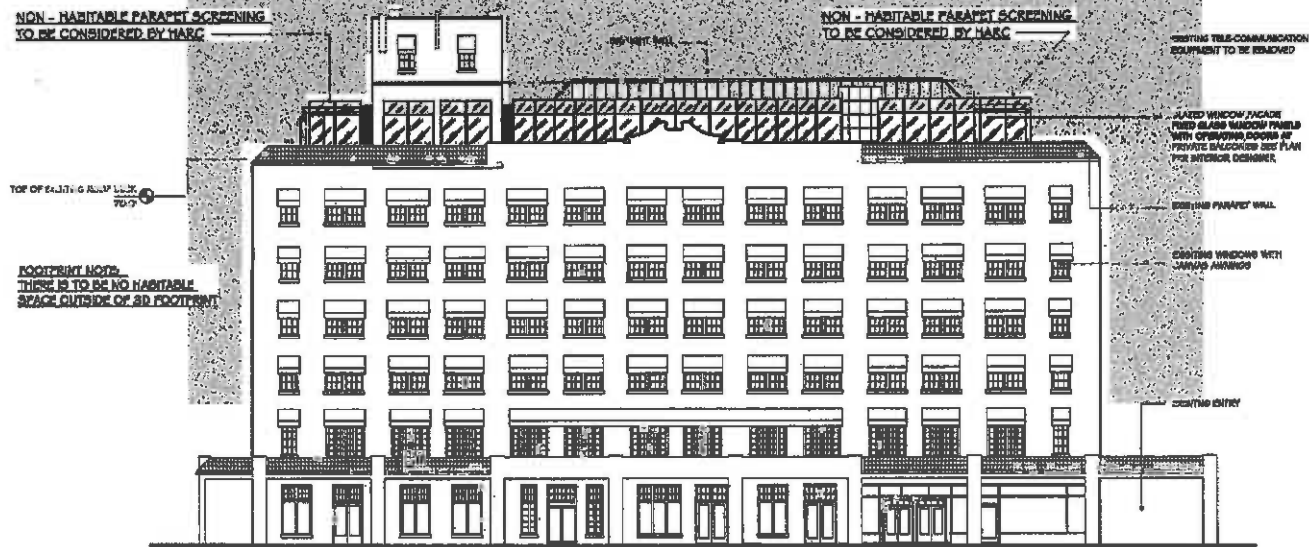
PROJECT NUMBER:
 DRAWING NUMBER:
 CHECKED: P.M.P.
 DATE: 07-22-13

SHEET #
A-1
 OF

JP



2 EXISTING NORTH-EAST ELEVATION
Scale: 1" = 10'-0"



1 PROPOSED NORTH-EAST ELEVATION
Scale: 1" = 10'-0"

REVISIONS	DATE
75% DD SET	

PETER PIKE ARCHITECT
471 US HIGHWAY 1
1000 WEST FLA. 83640
305-585-5822

**RENOVATIONS
CROWNE PLAZA - LA CONCHA**
400 BIRNIAL STREET
ST. PETERS, FLORIDA

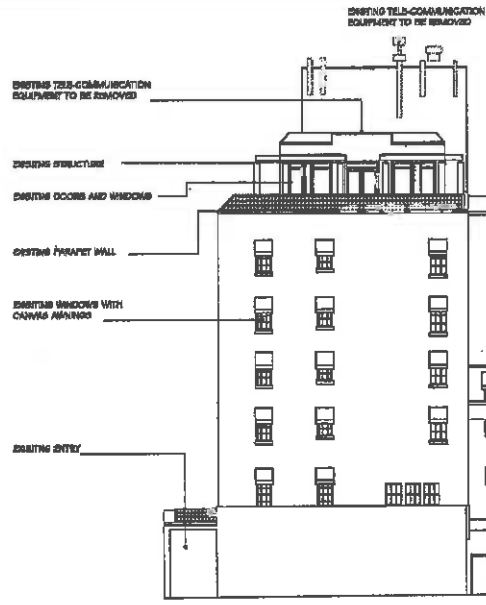
**DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS**

PROJECT NUMBER:
DRAWING NUMBER:
ORDERED: 7/22
DATE: 07-22-13

SHEET #
A-2
OF

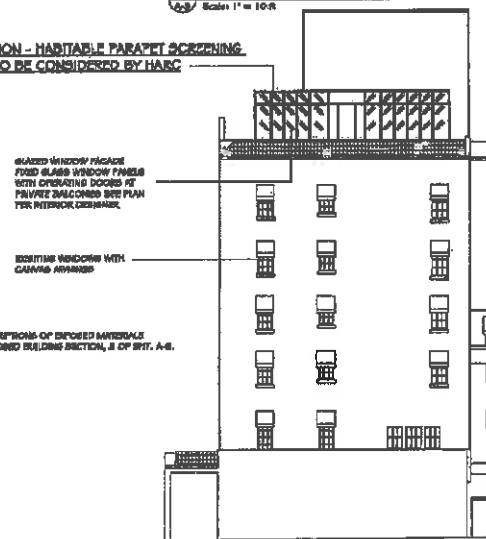
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g.m
9/6



EXISTING NORTH-WEST ELEVATION
Scale: 1" = 10'-0"

NON-HABITABLE PARAPET SCREENING TO BE CONSIDERED BY HAIRC



PROPOSED NORTH-WEST ELEVATION
Scale: 1" = 10'-0"

PC
8-9-13

REVISION	DATE
75% DD SET	

PETER PIKE ARCHITECT

471 US HIGHWAY 1
KEY WEST, FLA. 33490
305-298-1882

PLANNING SET 07-03-13

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
AND DUNAL FRONT
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS

PROJECT NUMBER:

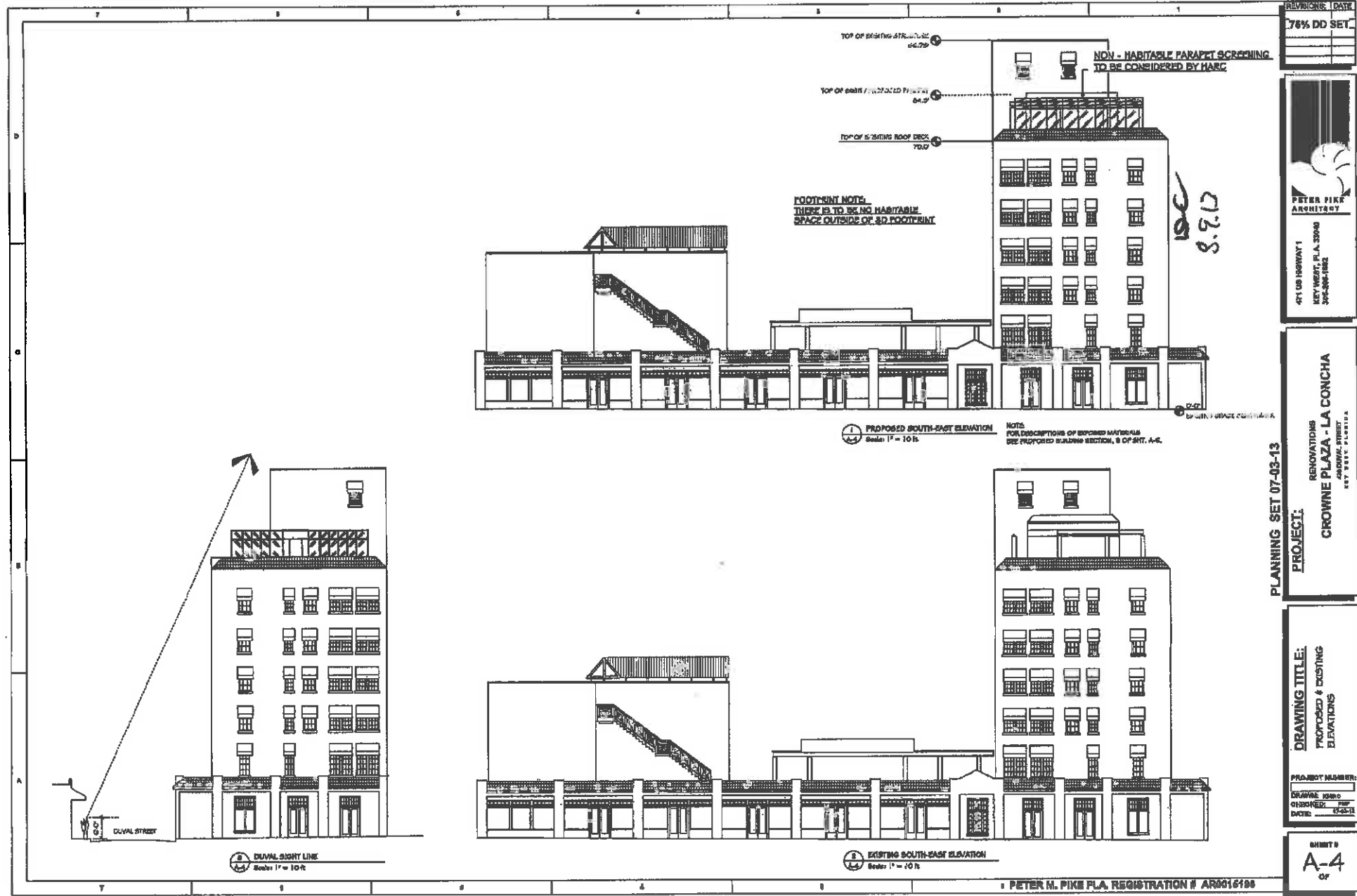
DRAWING NUMBER: POP
CHORDIC: POP
DATE: EXC-11

SHEET #
A-3
OF

Conditions for use: All drawings shall be read in conjunction with the project description and specifications. The user shall verify the accuracy of any information contained herein.

This drawing is the property of Peter M. Pike, Architect. It is to be used only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Peter M. Pike, Architect.

AP



REVISION	DATE
78% DD SET	

PETER PIKE ARCHITECTS
 401 US HIGHWAY 1
 KEY WEST, FLA. 33040
 305-896-1882

PLANNING SET 07-03-13
 PROJECT:
 RENOVATIONS
CROWNE PLAZA - LA CONCHA
 ORIGINAL STREET
 KEY WEST, FLORIDA

DRAWING TITLE:
 PROPOSED & EXISTING
 ELEVATIONS

PROJECT NUMBER:
 DRAWING NUMBER:
 OWNER:
 DATE: 07-03-13

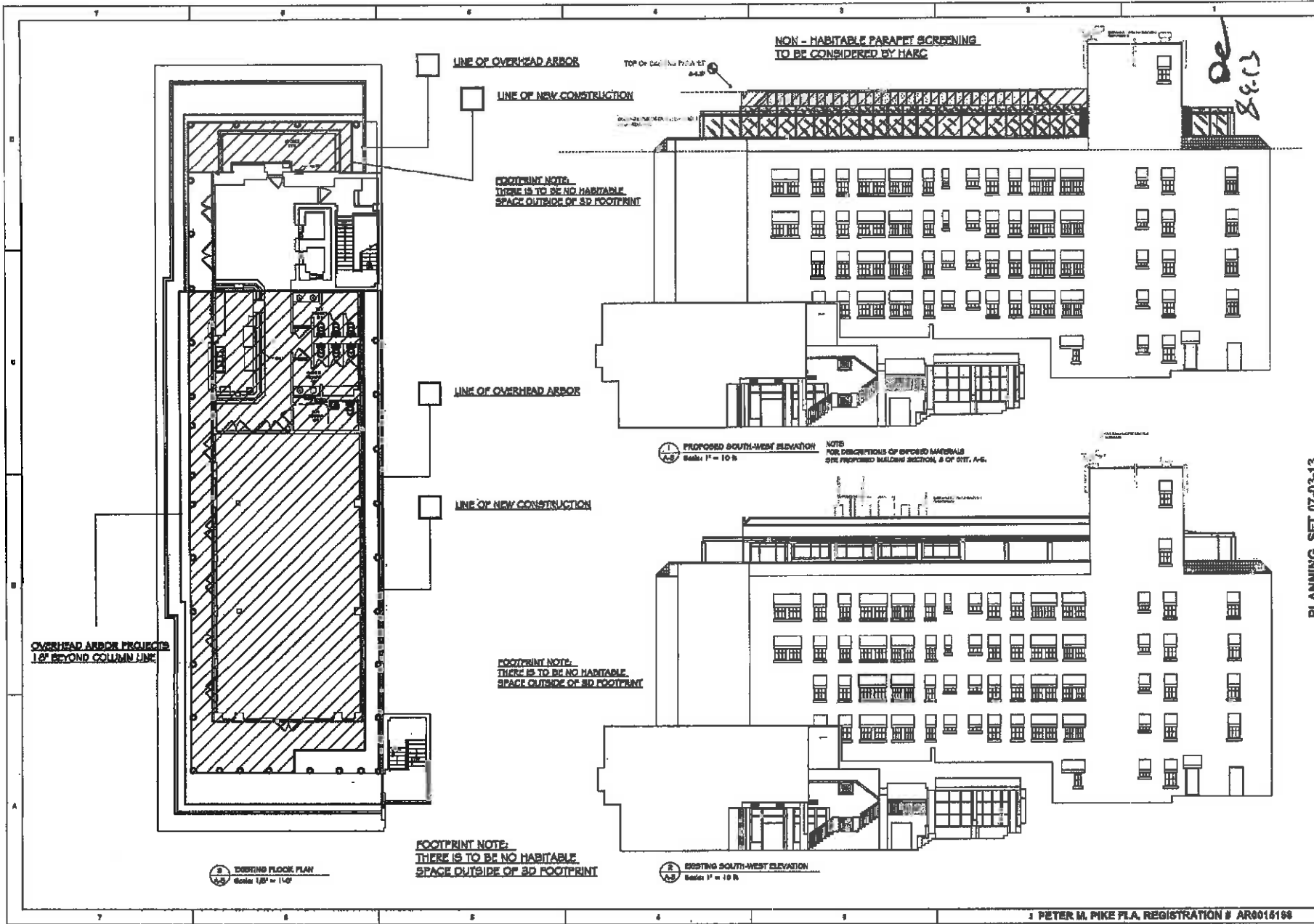
SHEET #
A-4
 of

PETER N. PIKE, REGISTRATION # AR0016198

Comments regarding all elevations & sections to be made prior to seal of elevation and shall carry Peter Pike Architect's signature.

This drawing is prepared for the purpose of providing information to the public and is not intended to be used for any other purpose without the express written consent of Peter Pike Architect.

Handwritten initials/signature in the top right corner.



REVISIONS:	DATE
78% DD SET	

671 US HIGHWAY 1
 KEY WEST, FLA. 32940
 305-296-1982
PETER M. PIKE ARCHITECT

PLANNING SET 07-03-13
PROJECT:
 RENOVATIONS
CROWNE PLAZA - LA CONCHA
 400 BAYVIEW STREET
 KEY WEST, FLORIDA

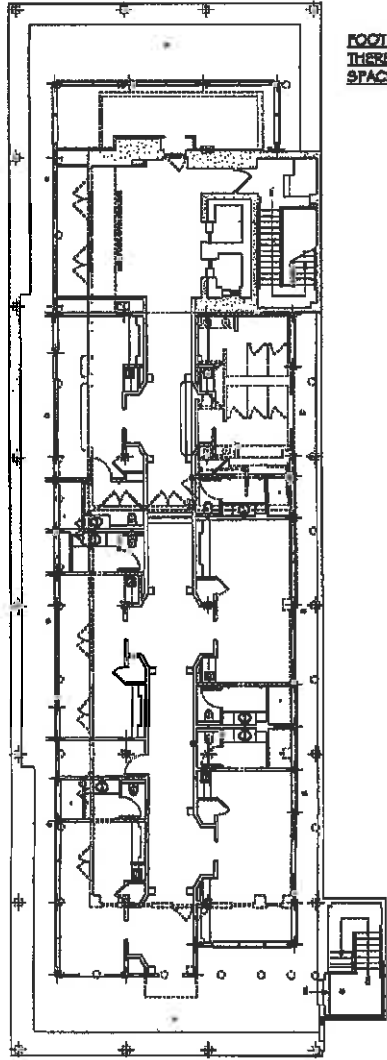
DRAWING TITLE:
 PROPOSED & EXISTING
 ELEVATIONS &
 EXIST. FLOOR PLAN
PROJECT NUMBER:
 DRAWN: KMB
 CHECKED: JSP
 DATE: 07-03-13

SHEET #
A-5
 of

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42

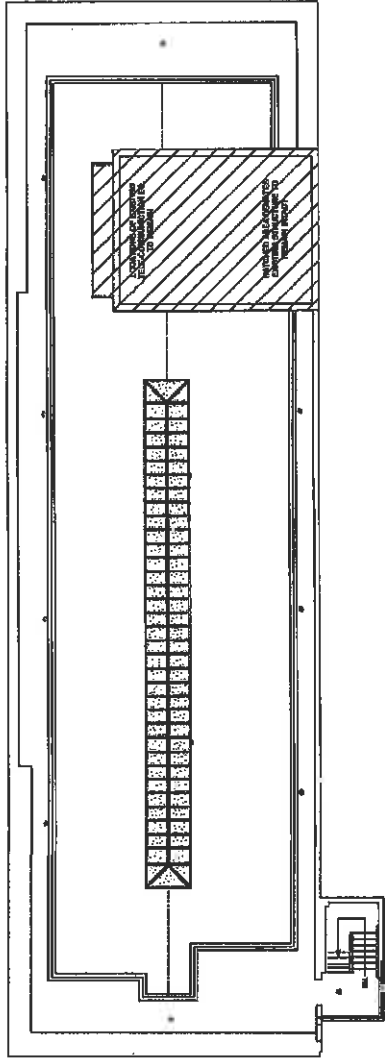
8.9.13



FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

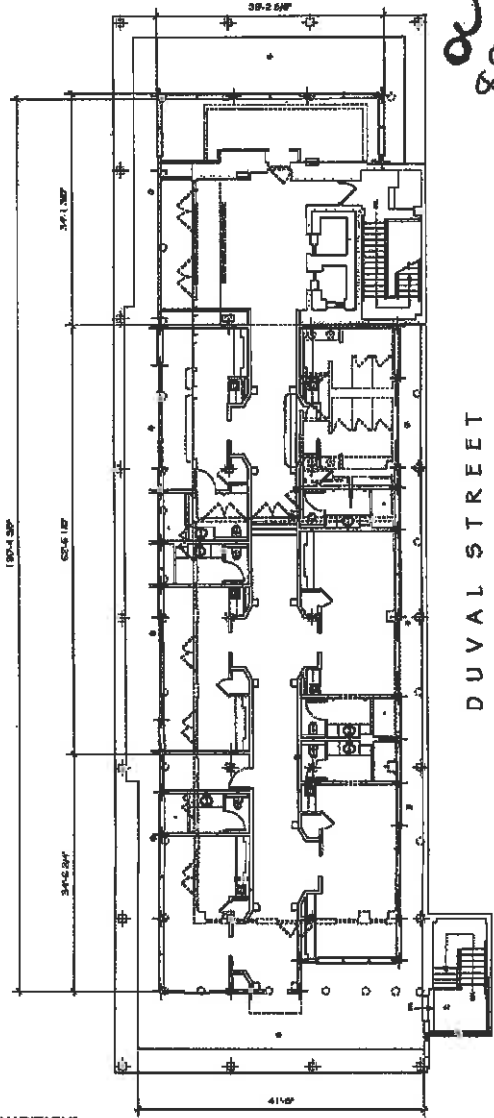
3 PROPOSED 3D FOOTPRINT OVERLAY
Scale: 1/8" = 1'-0"

NOTE:
EXISTING STRUCTURE SHOWN DASHED.



FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

4 PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"



1 PROPOSED FLOOR PLAN 05-18-13
Scale: 1/8" = 1'-0"

DUVAL STREET

REVISIONS:	DATE:
76% DD SET	

PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEYWEST, FLA. 309-08
305-288-7822

**RENOVATIONS
CROWNE PLAZA - LA CONCHA**
305 WYMAN STREET
KEY WEST, FLORIDA

PLANNING SET 07-03-13

DRAWING TITLE:
PROPOSED FLOOR PLAN,
ROOF PLAN, & BUILDING
SECTION

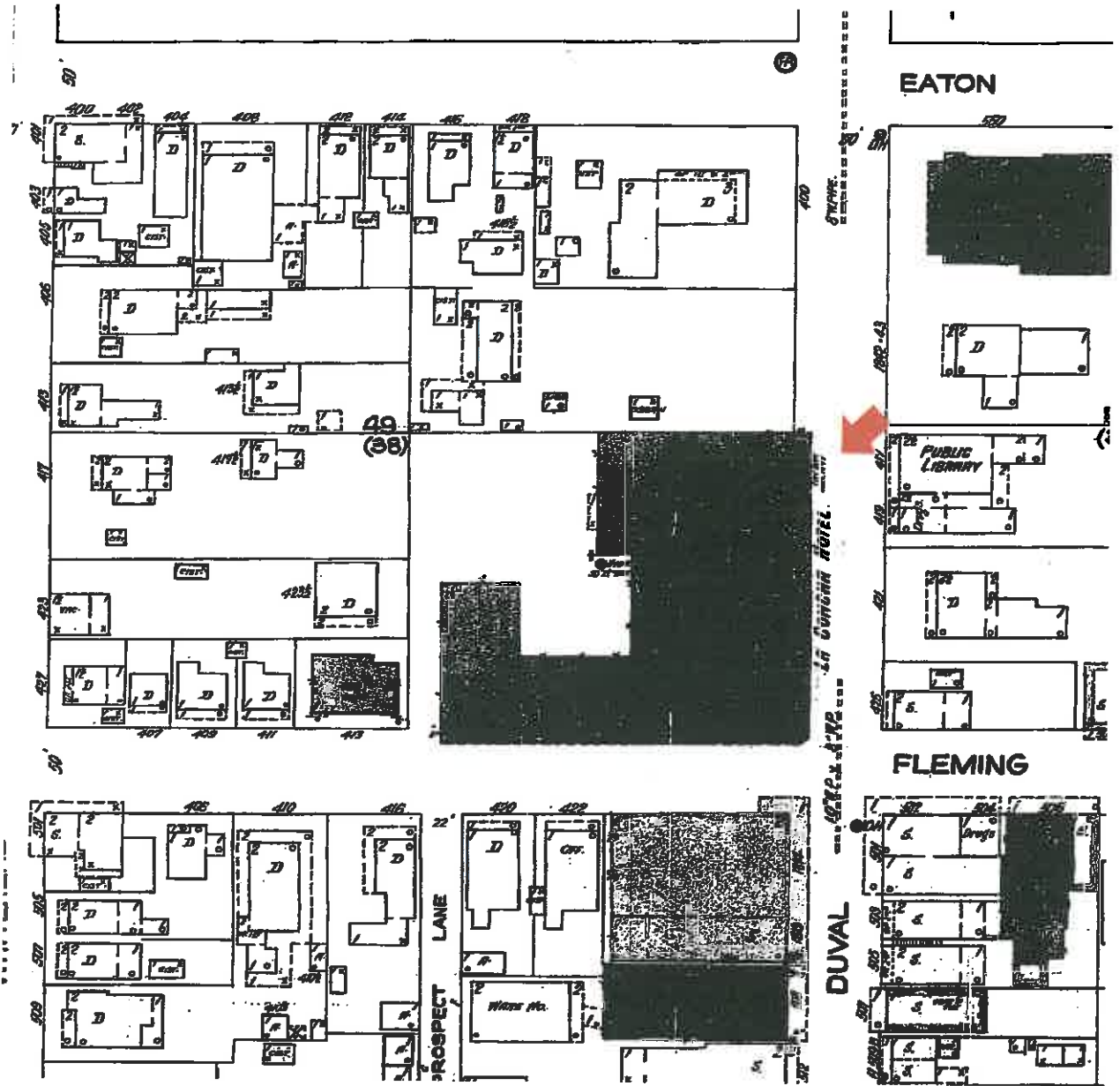
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DRAWN: ISMCO
CHECKED: [Signature]
DATE: 07-03-13

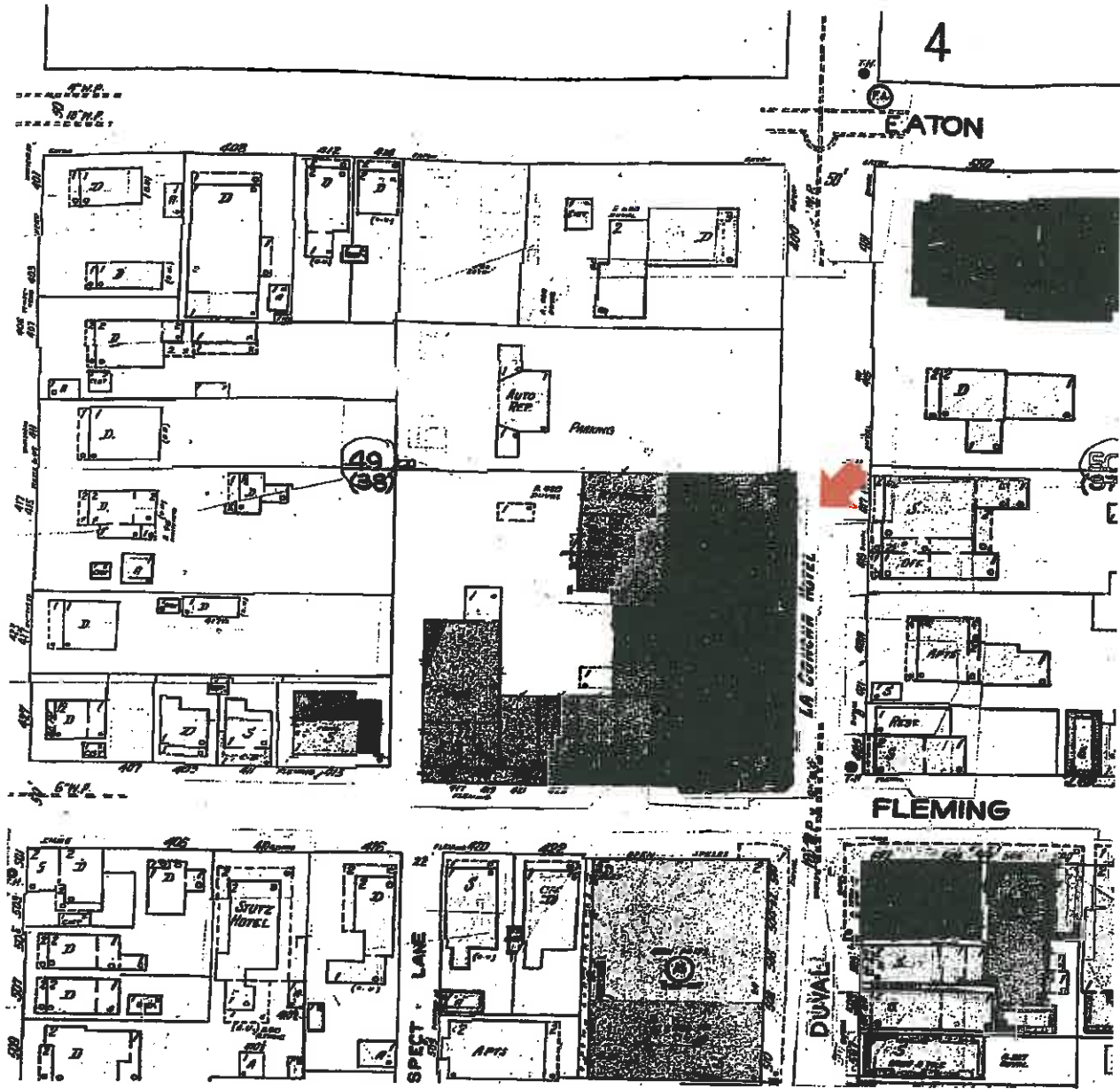
SHEET 6
A-6
OF

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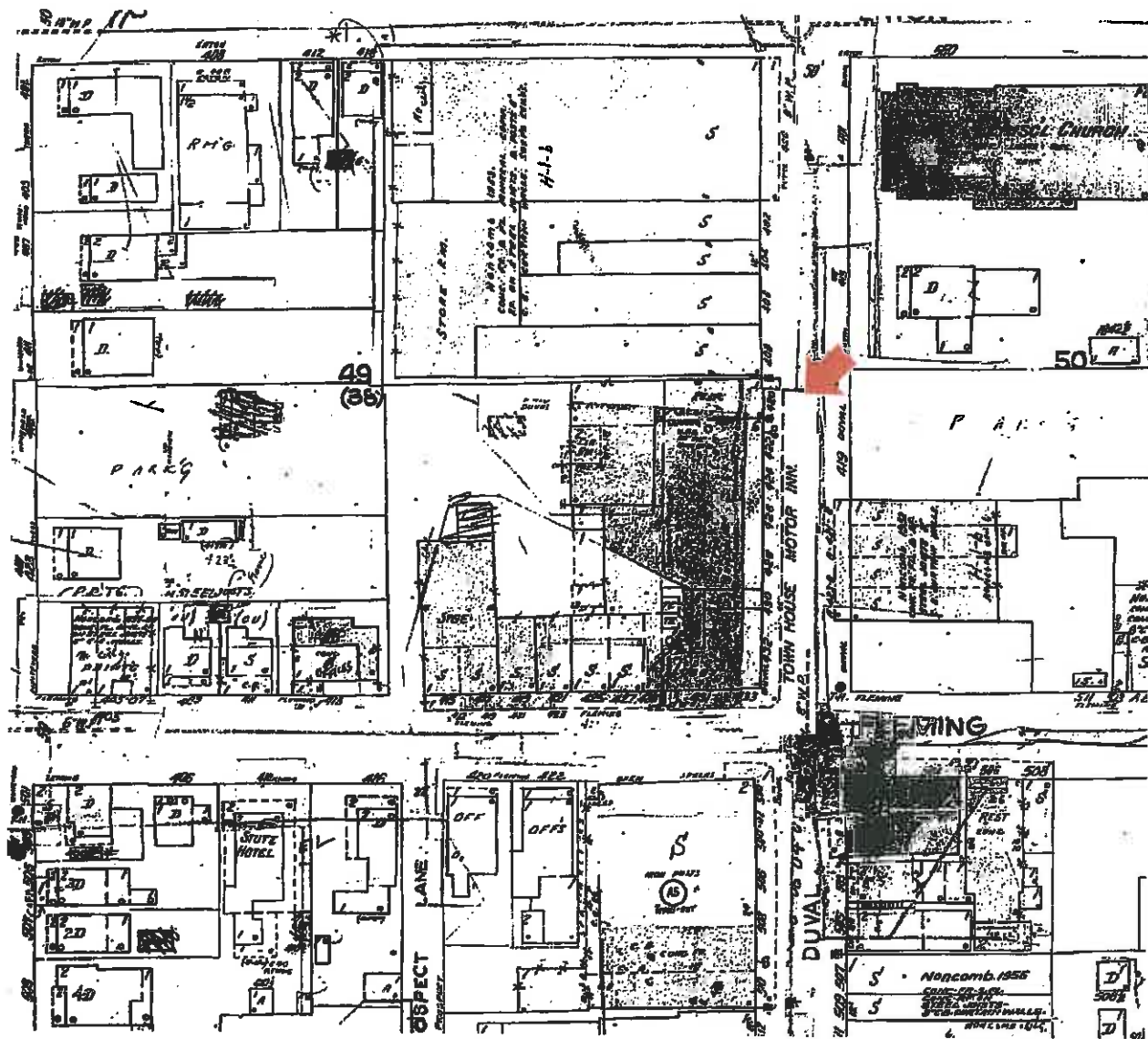
Sanborn Maps



#430 Duval Street Sanborn map 1926



#430 Duval Street Sanborn map 1948



#430 Duval Street Sanborn map 1962

Photos



The L.W. Bethel home that stood at the site of the La Concha Hotel in the 400 block of Duval Street C 1900. From the Ida Woodward Barron Collection



The La Concha Hotel at 430 Duval Street C 1928. From the Monroe County Library Collection.



The La Concha Hotel when it was the Colonial at 430 Duval Street Key West. From the Monroe County Library Collection.



The 400 block of Duval Street in front of La Concha Hotel about 1940. Photo from the Louise White Collection. Monroe County Library.



The La Concha Hotel at 430 Duval Street. Photo from the Monroe County Library Collection. Monroe County Library.



Photo taken by Property Appraiser's office c1965; 430 Duval St.; built 1926; La Concha Hotel; Monroe County Library.



La Concha Hotel in July 1969 taken from the Navy antenna tower. Photo by Raymond L. Blazevic. Monroe County Library.



La Concha Hotel and Whitehead Street in August 1969 from Navy antenna tower. Photo by Raymond L. Blazevic. Monroe County Library



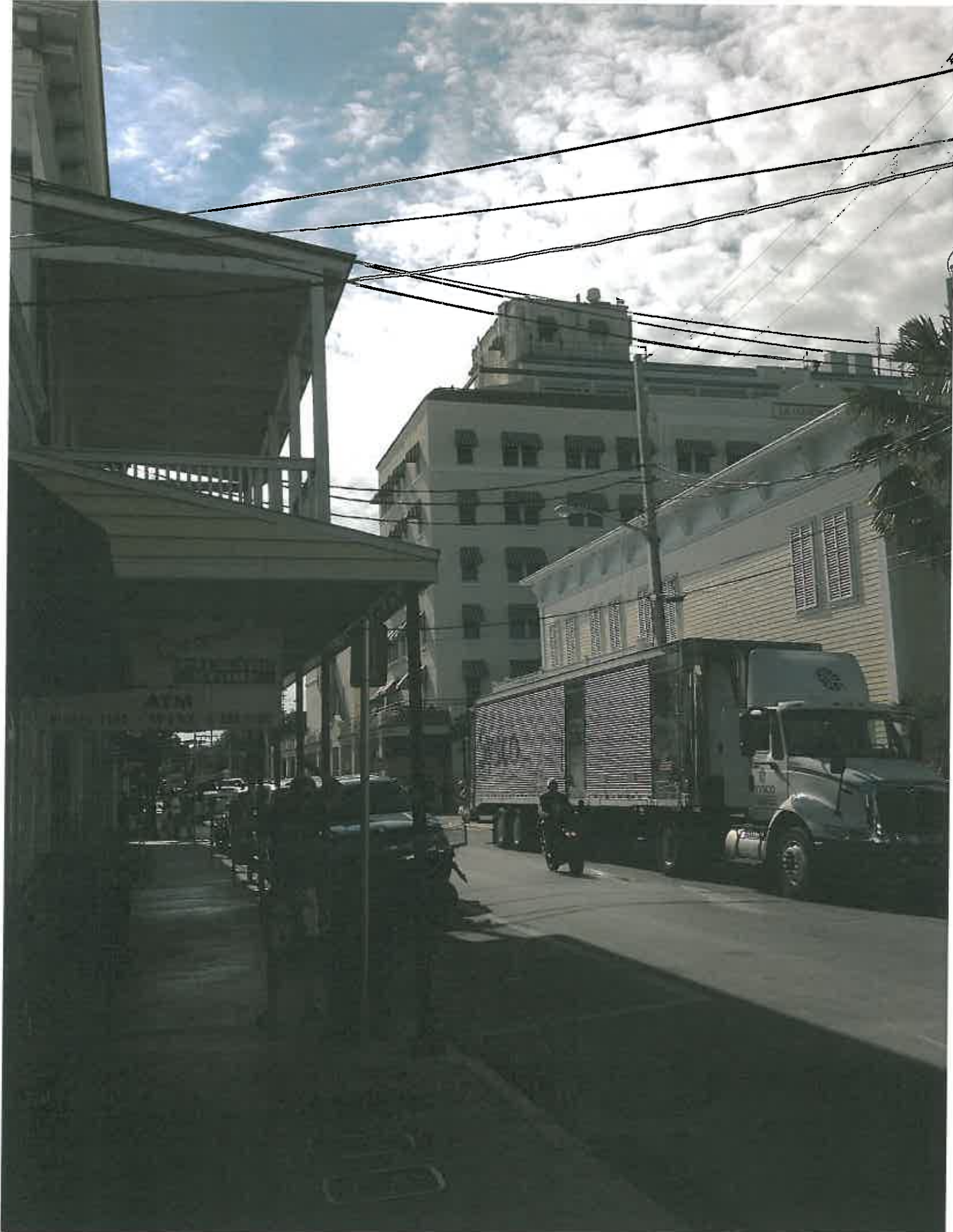
An aerial of Mallory Docks and the USCG Base Circa 1970's. Photo by Cory McDonald. Monroe County Library.

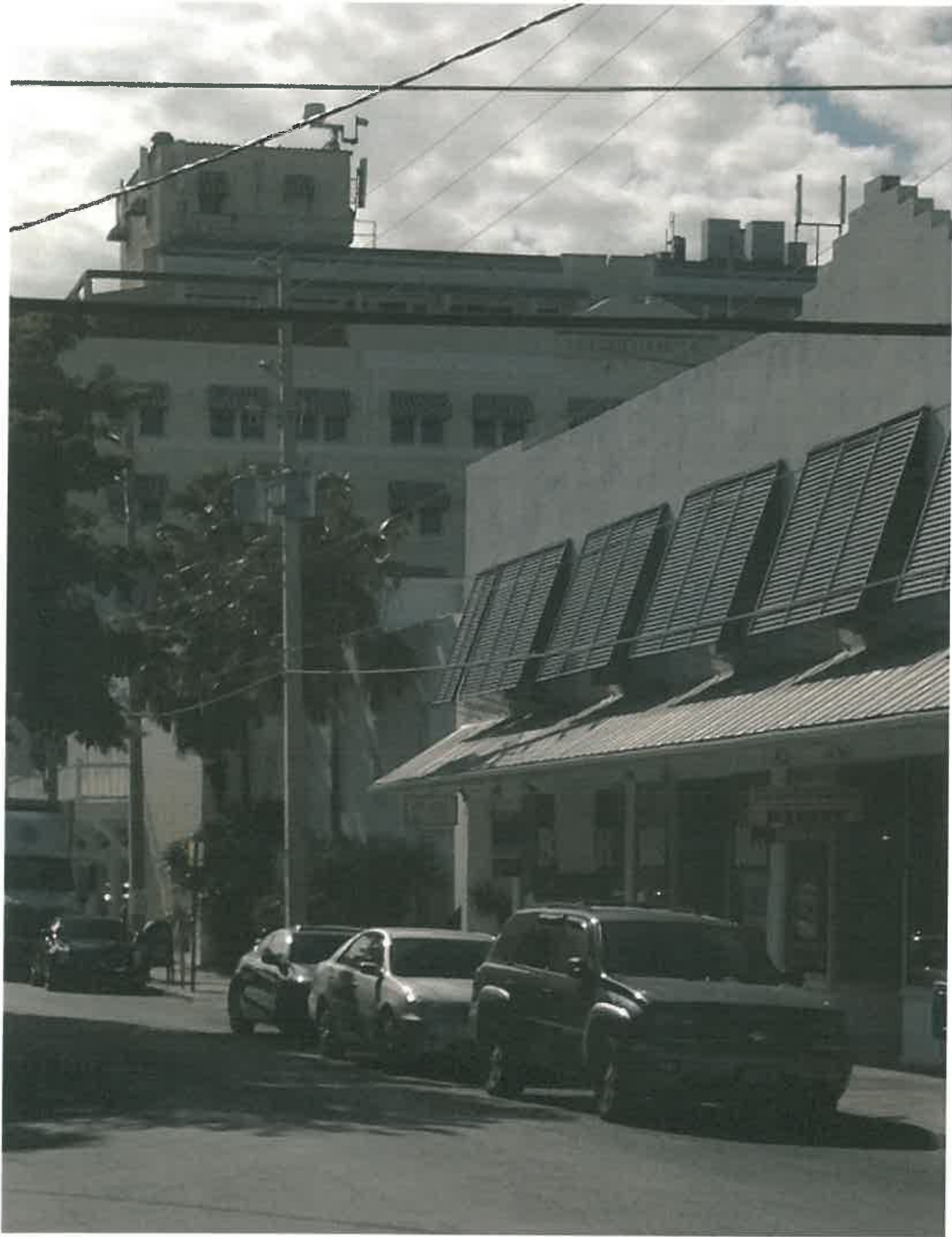


An aerial of Duval and Eaton Street area. Photo taken by the Federal Government on October 7, 1987. From the Wright Langley Collection. Monroe County Library.

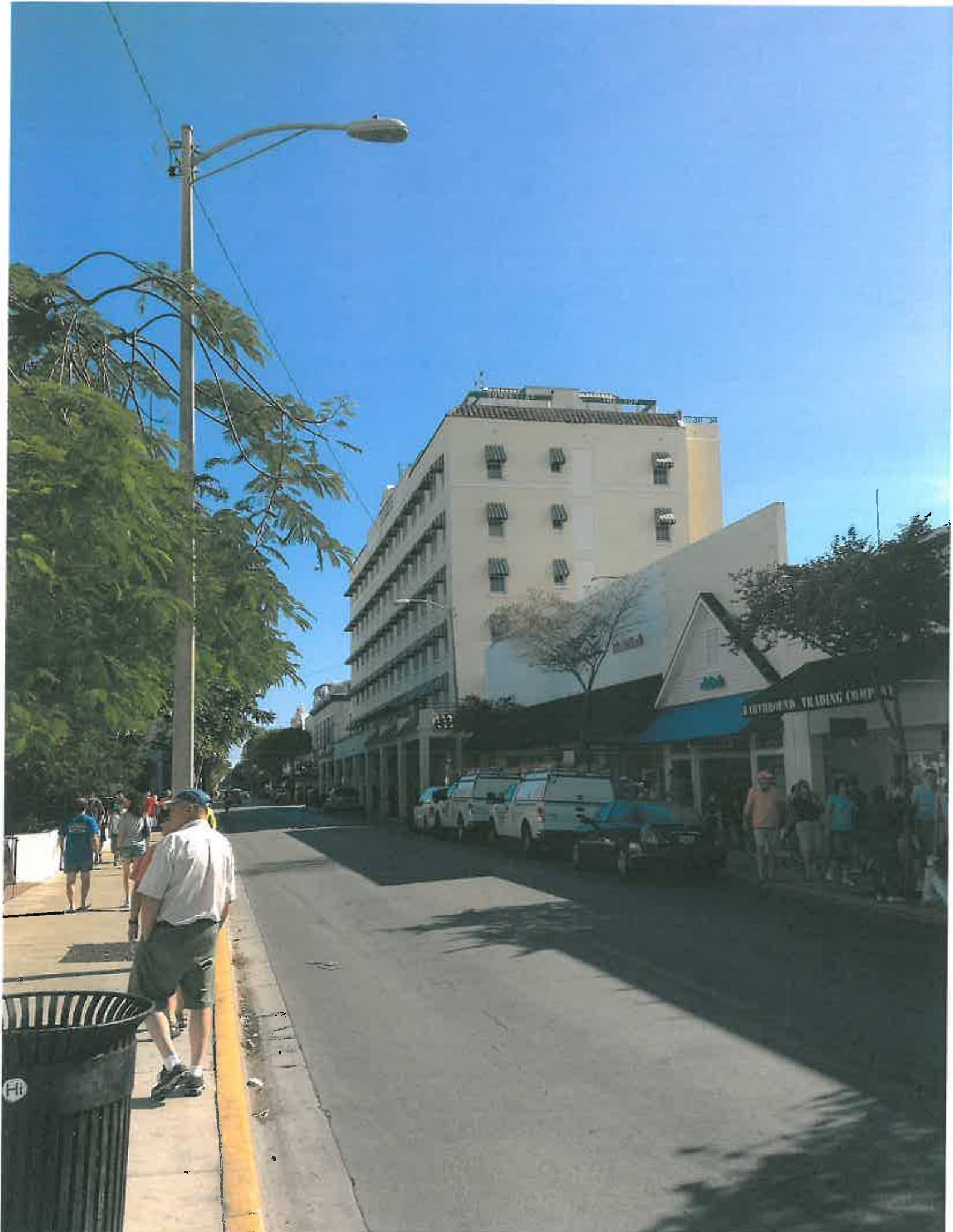


















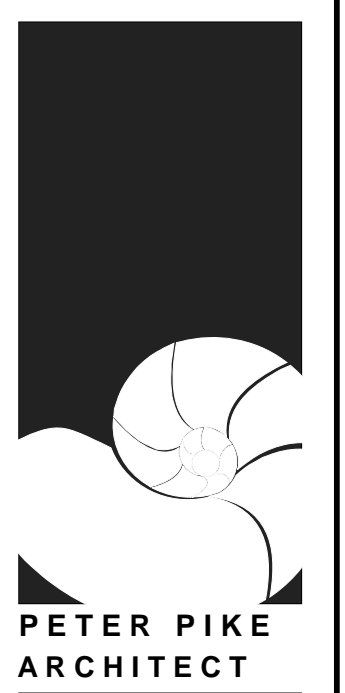
Google earth

feet 10
meters 3



Revised Plans

REVISIONS:	DATE
75% DD SET	



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
SITE PLAN / PROJECT NOTES
PROJECT CALCS.
PROJECT NUMBER:
DRAWN: KM/AO
CHECKED: PMP
DATE: 08-13-13

SHEET #
A-1
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies. These drawings and specifications are the property and copyright of Peter Pike Architect and shall not be used in whole or in part, nor shall they be assigned to a third party without the express written permission.

7 6 5 4 3 2 1

SCHEDULE OF DRAWINGS

ARCHITECTURAL

SHEET #	TITLE
A-1	SITE PLAN, INDEX, REVISION LOG, PROJ. INFORMATION
A-2	EXISTING & PROPOSED ELEVATIONS
A-3	EXISTING & PROPOSED ELEVATIONS
A-4	EXISTING & PROPOSED ELEVATIONS
A-5	EXIST. & PROPOSED ELEVATIONS, EXIST. FLOOR PLAN
A-6	PROPOSED FLOOR & ROOF PLAN, & BUILDING SECTION
A-7	
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A-26	

STRUCTURAL

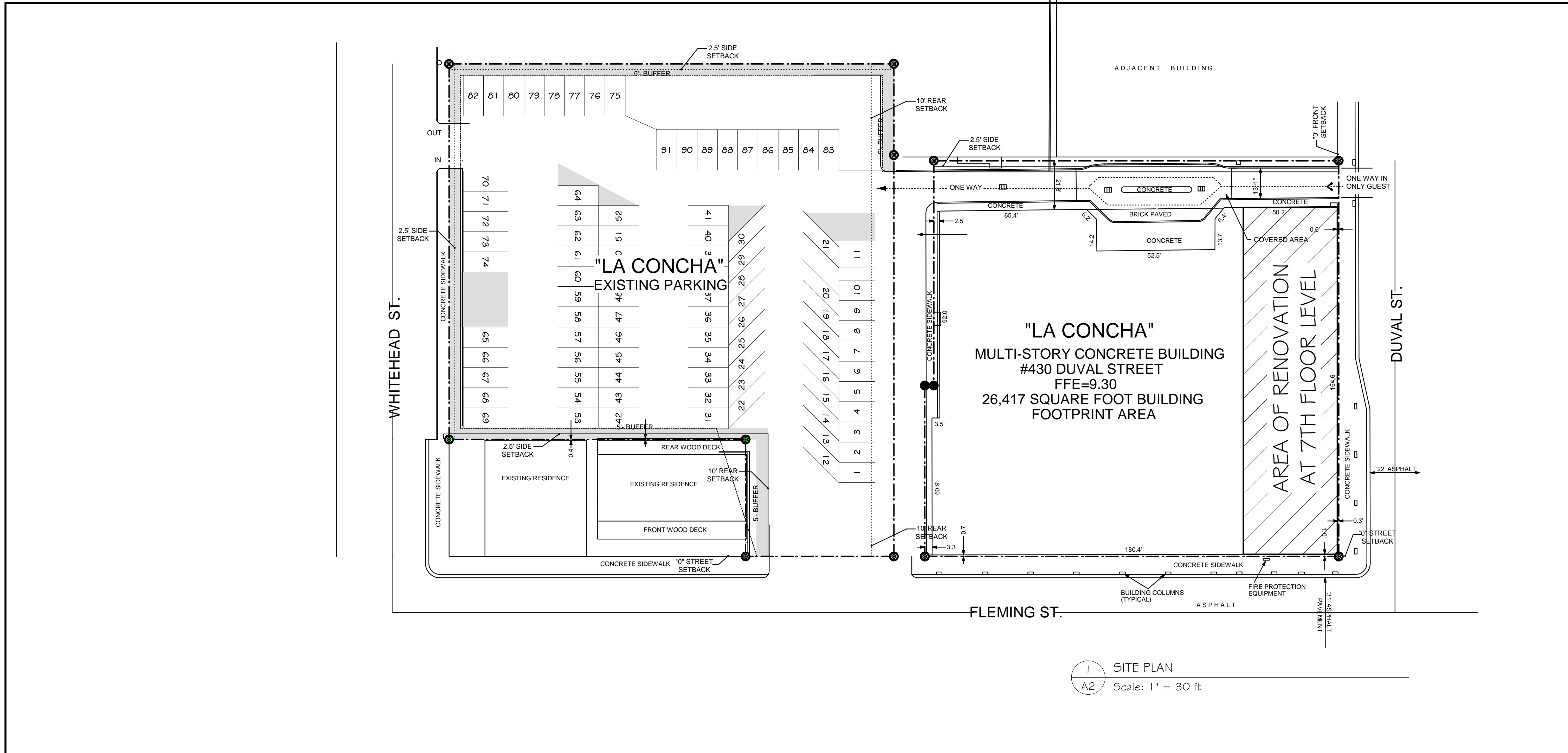
SHEET #	TITLE

MECHANICAL

SHEET #	TITLE

ELECTRICAL

SHEET #	TITLE



PLANNING SET 06-27-13 HARC SUBMITAL SET 06-27-13

ROOF TOP SPA RENOVATIONS

CROWN PLAZA - LA CONCHA

430 DUVAL STREET
KEY WEST, FLORIDA

MAIN BUILDING BUILT UNDER
FLORIDA BUILDING CODE ALLOWABLE HEIGHTS AND BUILDING AREAS TABLE 503

OCCUPANCY CLASS GROUP "A-2" ASSEMBLY
TYPE CONSTRUCTION TYPE I - PROTECTED

ITEM	EXISTING	SBC TABLE 500	PROPOSED	REMARK
TYPE CONSTRUCTION	R-1	I PROTECTED,SPRINK.	I PROTECTED,SPRINK.	
MAX. HT IN FEET	UNLIMITED			
OCCUPANCY	RESIDENTIAL R-1			
MAX # STORIES	UNLIMITED			
MAX AREA PER 1000 SQ. FT.	UNLIMITED			

SITE DATA 409 DUVAL STREET REFERENCE ONLY - MAIN BUILDING

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT (STRUCTURE)	HRCC-1	HRCC-1	HRCC-1	SUBJECT PROPERTY
DISTRICT (PARKING)	HRO	HRO	HRO	SUBJECT PROPERTY
SITE AREA (STRUCTURE)	31,984 SQ. FT. (.73 ACRES)	4,000 SQ. FT. MIN	31,984 SQ. FT. (.73 ACRES)	SUBJECT PROPERTY
SITE AREA (PARKING)	36,506 SQ. FT. (.84 ACRES)		36,506 SQ. FT. (.84 ACRES)	
MINIMUM WIDTH	175.9'	40'	EXISTING TO REMAIN	
MINIMUM DEPTH	180.0'	100'	EXISTING TO REMAIN	
IMPERVIOUS RATIO	1.00%	70%	EXISTING TO REMAIN	
BUILDING AREA	26,417 SQ. FT. FOOTPRINT		EXISTING TO REMAIN	
LOT COVERAGE	82.5%	50%	EXISTING TO REMAIN	
SETBACKS				
FRONT	0.3' TO 0.6'	NONE	EXISTING TO REMIAN	
REAR	2.5' TO 3.3'	10.0'	EXISTING TO REMIAN	
SIDE	0	2.5'	EXISTING TO REMIAN	
STREET SIDE	0.7' TO 1.0'	NONE	EXISTING TO REMIAN	
BUILDING HEIGHT	EXISTING 96.6' (MAX.)	35'	82.5'	SUBJECT STRUCTURE

NOTES:
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DESIGN NOTES:

OWNER REPRESENTATIVE:

REMINGTON DEV. CORP
14180 DALLAS PKWY,SUITE 700
DALLAS, TX. 75240

PROJECT APPROVALS:

ITEM	APPROVAL #	DATE
DEVELOPMENT REVIEW COMMITTEE	MEETING HELD	5-23-13
H.A.R.C.	POSTPONED	05-14-13
PLANING BOARD		07-18-13
CITY COMMISSION	TBA	XXXXXX

THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING
FBC 2007
A.S.C.E. 07-10 REGULATIONS
LIVE LOAD 40 p.s.f.
WIND LOAD 180 M.P.H.

ARCHITECT SEAL
PETER PIKE

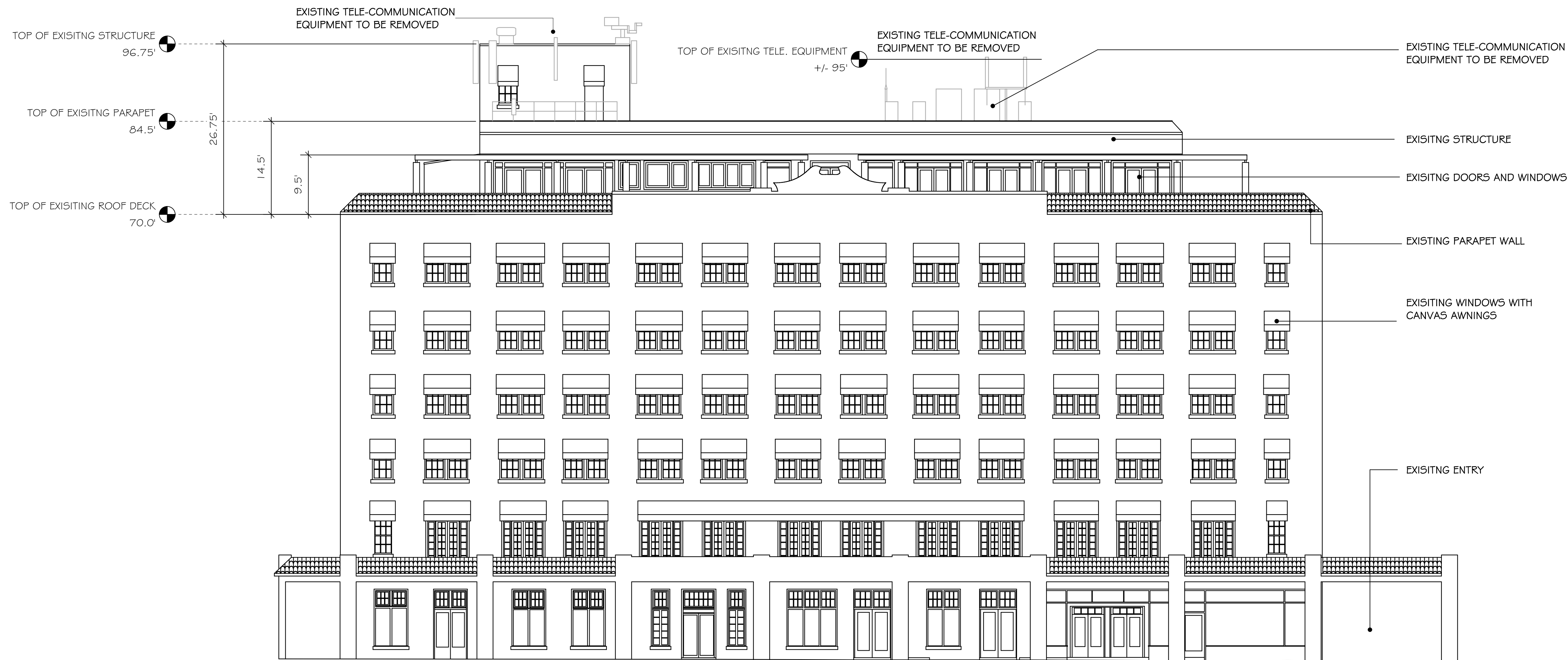
7 6 5 4 3 2 **PETER M. PIKE FLA. REGISTRATION # AR0015198**

D

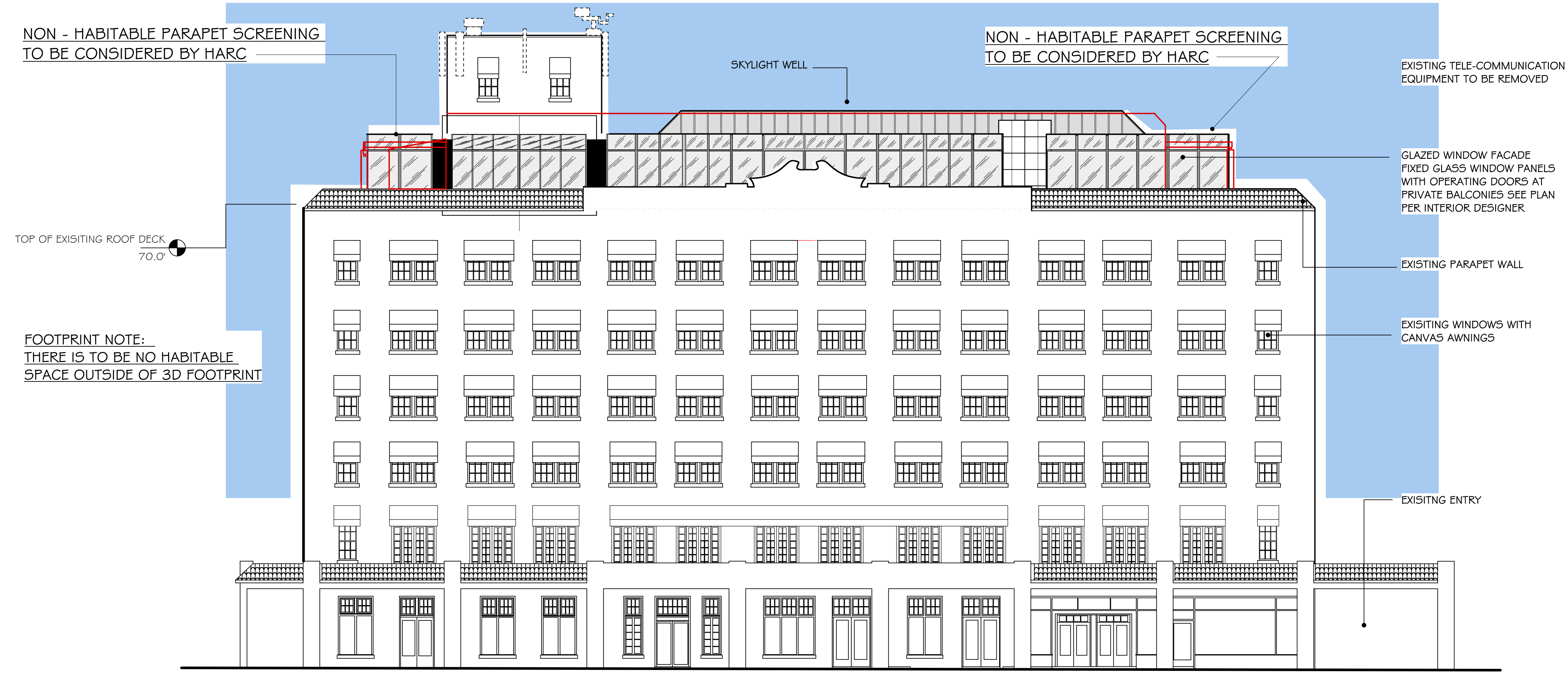
C

B

A



2 EXISTING NORTH-EAST ELEVATION
A-2 Scale: 1" = 10 ft



1 PROPOSED NORTH-EAST ELE.
A-2 Scale: 1" = 10 ft

HARC SET 08-13-13

PROJECT:
 RENOVATIONS
CROWNE PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

DRAWING TITLE:
 PROPOSED & EXISTING
 ELEVATIONS

PROJECT NUMBER:

DRAWN: KM/AO
 CHECKED: PMP
 DATE: 08-13-13

SHEET #
A-2
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

7

6

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4

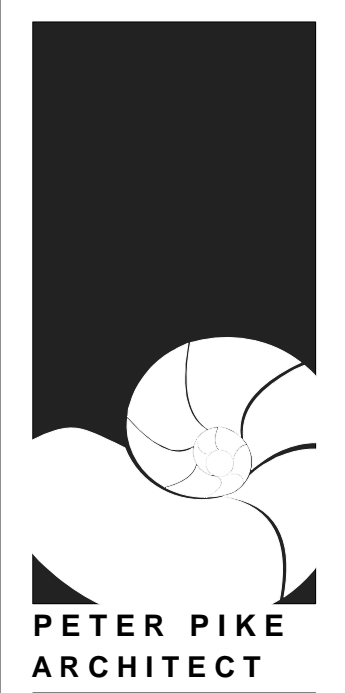
3

2

1

REVISIONS: DATE

75% DD SET



PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS

PROJECT NUMBER:
DRAWN: KM/AO
CHECKED: PMP
DATE: 08-13-13

SHEET #
A-3
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

EXISTING TELE-COMMUNICATION
EQUIPMENT TO BE REMOVED

EXISTING TELE-COMMUNICATION
EQUIPMENT TO BE REMOVED

EXISTING STRUCTURE

EXISTING DOORS AND WINDOWS

EXISTING PARAPET WALL

EXISTING WINDOWS WITH
CANVAS AWNINGS

EXISTING ENTRY

2 EXISTING NORTH-WEST ELEVATION
A-3 Scale: 1" = 10 ft

NON - HABITABLE PARAPET SCREENING
TO BE CONSIDERED BY HARC

SKYLIGHT BEHIND
PARAPET WALL

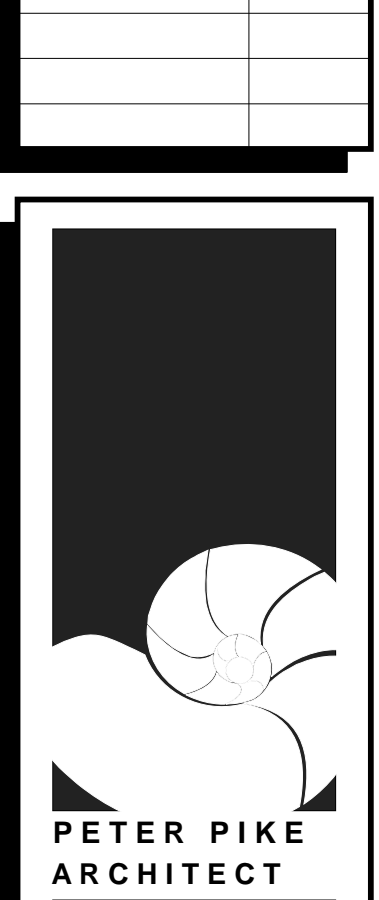
GLAZED WINDOW FACADE
FIXED GLASS WINDOW PANELS
WITH OPERATING DOORS AT
PRIVATE BALCONIES SEE PLAN
PER INTERIOR DESIGNER

EXISTING WINDOWS WITH
CANVAS AWNINGS

NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-G.

1 PROPOSED NORTH-WEST ELEVATION
A-3 Scale: 1" = 10 ft

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PETER PIKE
ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

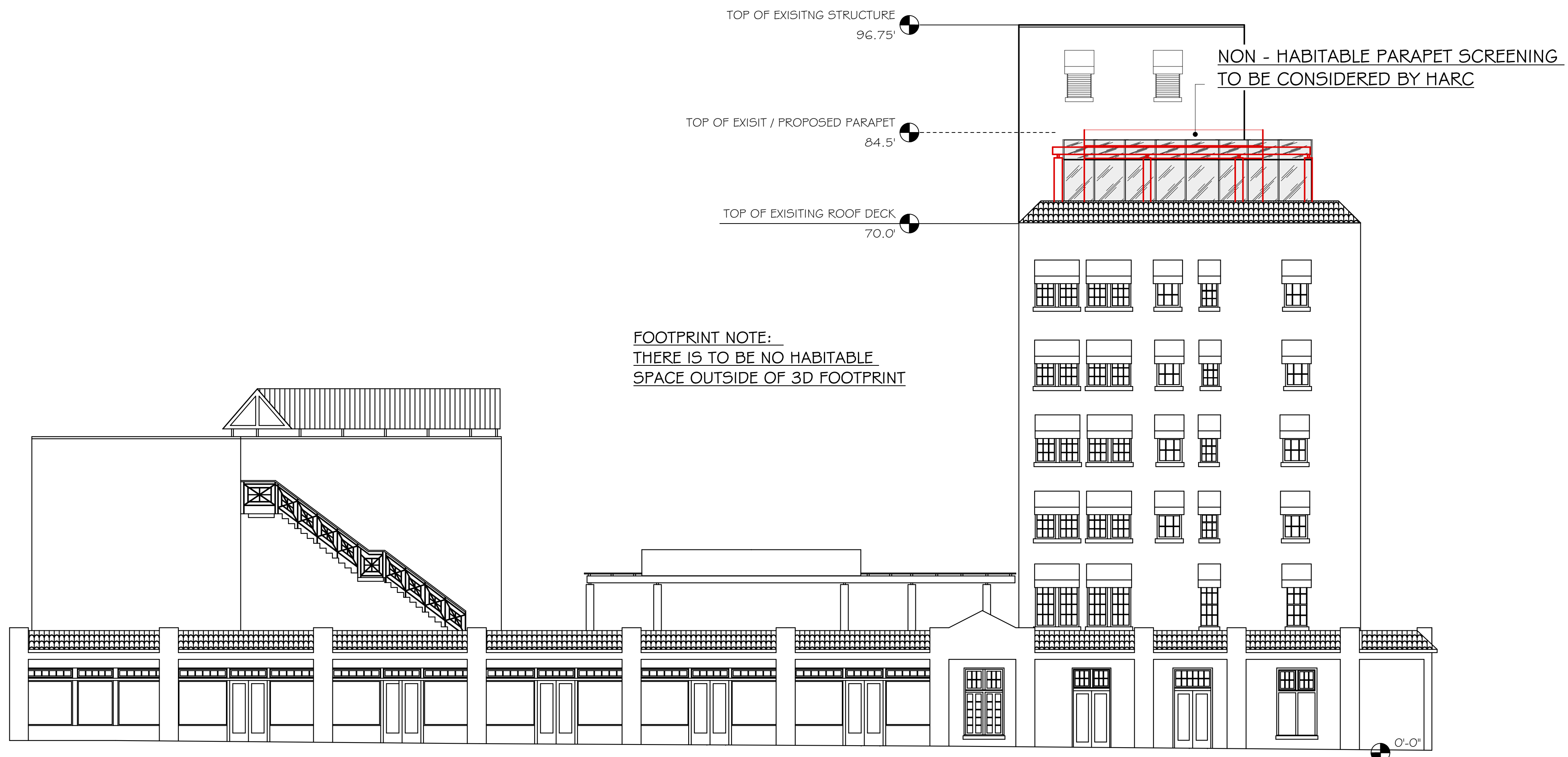
PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS
PROJECT NUMBER:
DRAWN: KMAO
CHECKED: PMP
DATE: 08-13-13

SHEET #
A-4
OF

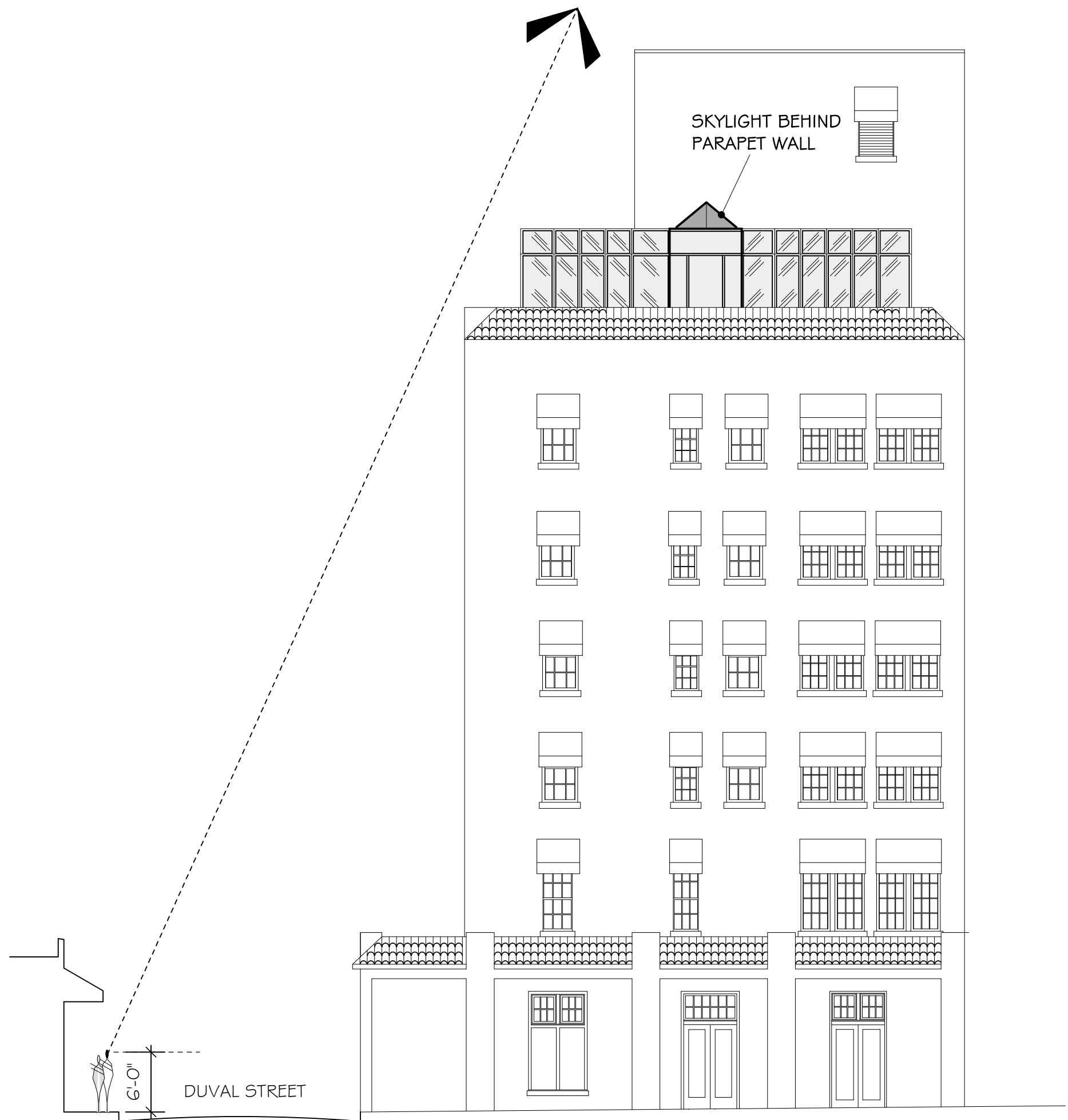
Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

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1 PROPOSED SOUTH-EAST ELEVATION
A-4 Scale: 1" = 10 ft

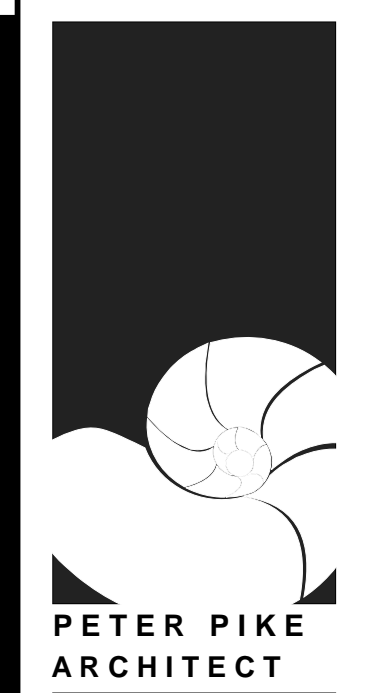
NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SMT. A-6.



3 DUVAL SIGHT LINE
A-4 Scale: 1" = 10 ft



2 EXISTING SOUTH-EAST ELEVATION
A-4 Scale: 1" = 10 ft



PETER PIKE ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS &
EXIST. FLOOR PLAN

PROJECT NUMBER:
DRAWN: KM/AO
CHECKED: PMP
DATE: 08-13-13

SHEET #
A-5
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

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NON - HABITABLE PARAPET SCREENING
TO BE CONSIDERED BY HARC

TOP OF EXISTING PARAPET 84.5'

EXISTING COMMUNICATION EQUIPMENT
TO BE REMOVED

1 PROPOSED SOUTH-WEST ELEVATION
A-5 Scale: 1" = 10 ft

NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-6.

2 EXISTING SOUTH-WEST ELEVATION
A-5 Scale: 1" = 10 ft

LINE OF OVERHEAD ARBOR

LINE OF NEW CONSTRUCTION

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

LINE OF OVERHEAD ARBOR

LINE OF NEW CONSTRUCTION

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT

3 EXISTING FLOOR PLAN
A-5 Scale: 1/8" = 1'-0"

OVERHEAD ARBOR PROJECTS
1.8" BEYOND COLUMN LINE

REVISIONS:	DATE
75% DD SET	

PETER PIKE ARCHITECT

471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:

RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:

PROPOSED FLOOR PLAN,
ROOF PLAN, & BUILDING
SECTION

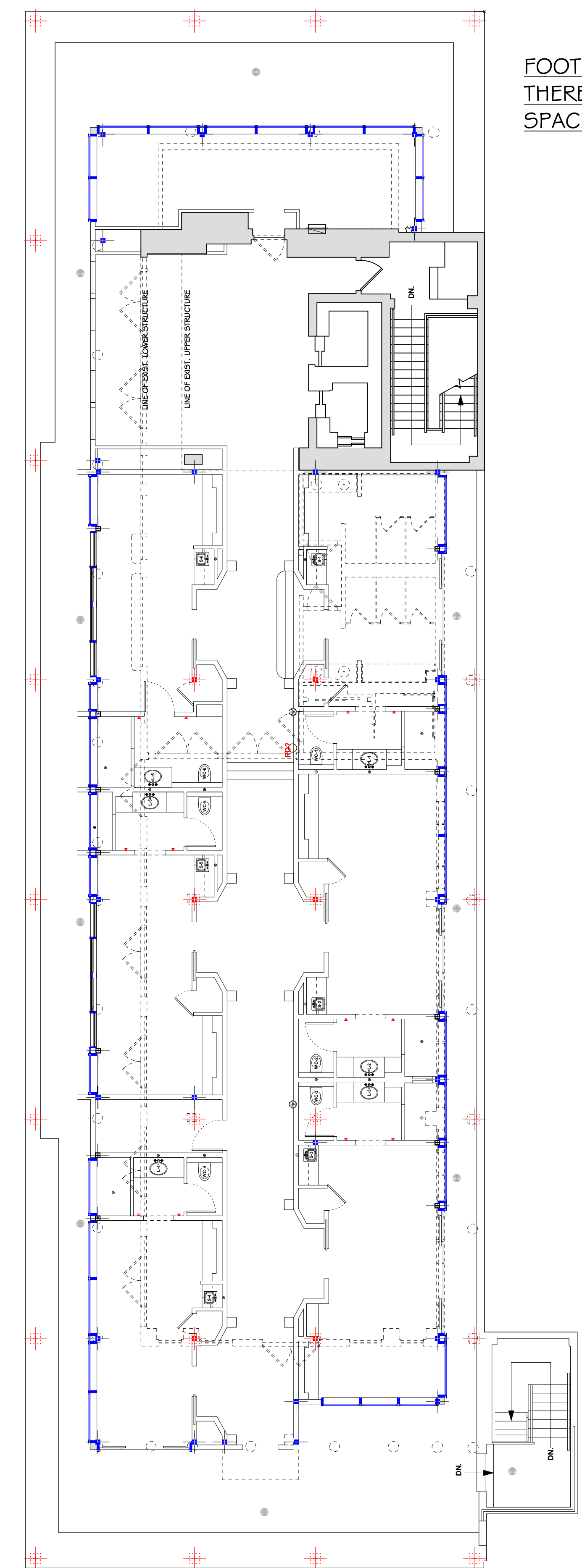
PROJECT NUMBER:

DRAWN: KM/AO
CHECKED: PMP
DATE: 08-13-13

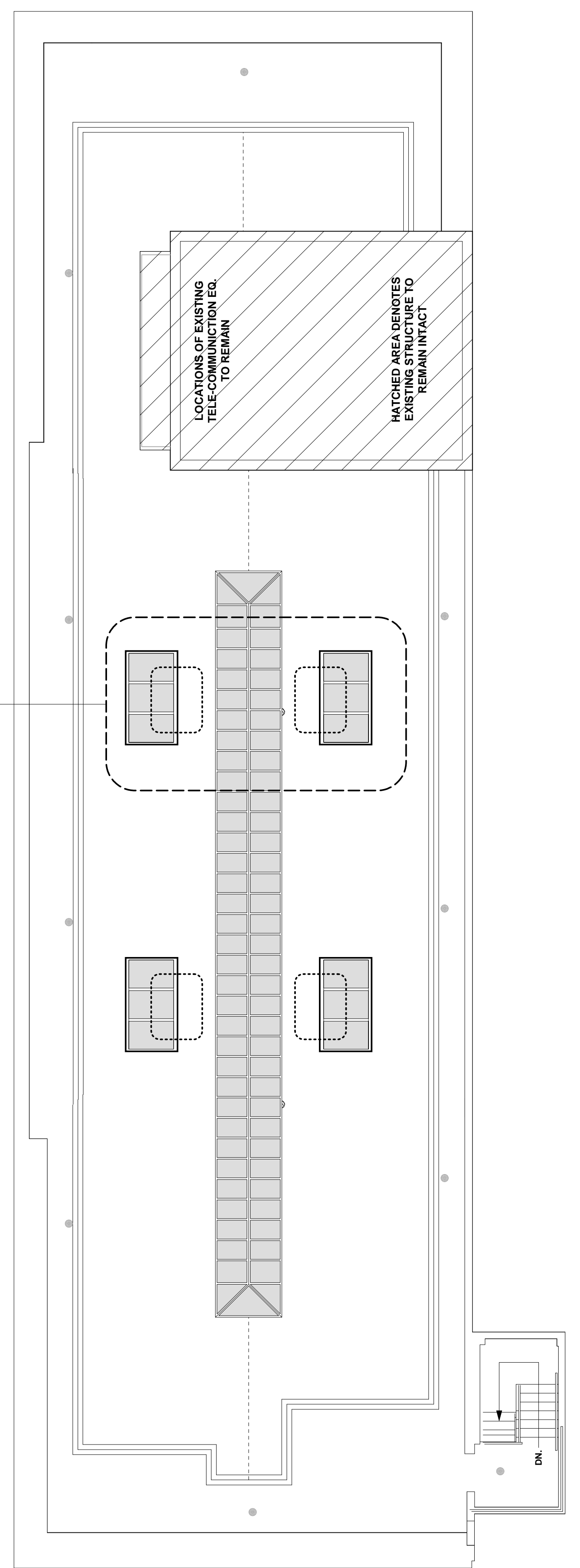
SHEET #

A-6
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

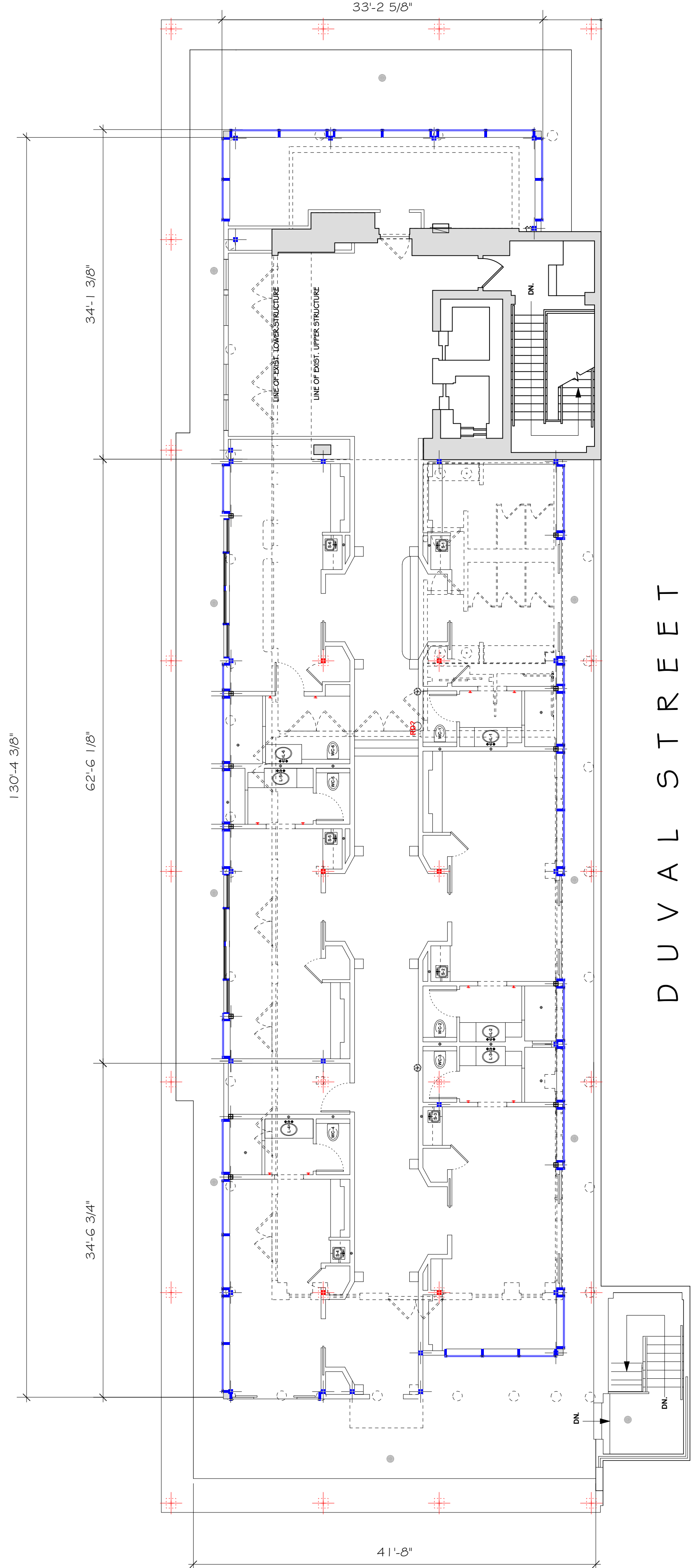


FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT



SPANDREL PANELS
TO CONCEAL AC
CONDENSER UNITS

FOOTPRINT NOTE:
THERE IS TO BE NO HABITABLE
SPACE OUTSIDE OF 3D FOOTPRINT



D U V A L S T R E E T

3 PROPOSED W/ EXIST. OVERLAY
A-C Scale: 1/8" = 1'-0"
NOTE:
EXISTING STRUCTURE SHOWN DASHED.

2 PROPOSED ROOF PLAN
A-C Scale: 1/8" = 1'-0"

1 PROPOSED FLOOR PLAN 06-19-13
A-C Scale: 1/8" = 1'-0"

REVISIONS:	DATE
75% DD SET	

PETER PIKE ARCHITECT



471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:

RENOVATIONS
CROWNE PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:

PROPOSED SECTIONS
AND DETAILS

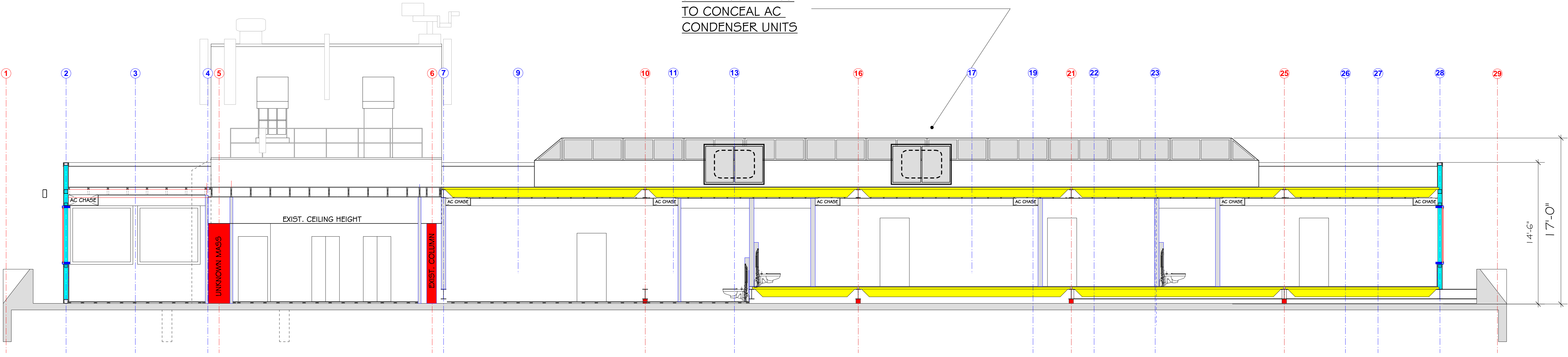
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DRAWN: KM/AO
CHECKED: PMP
DATE: 08-13-13

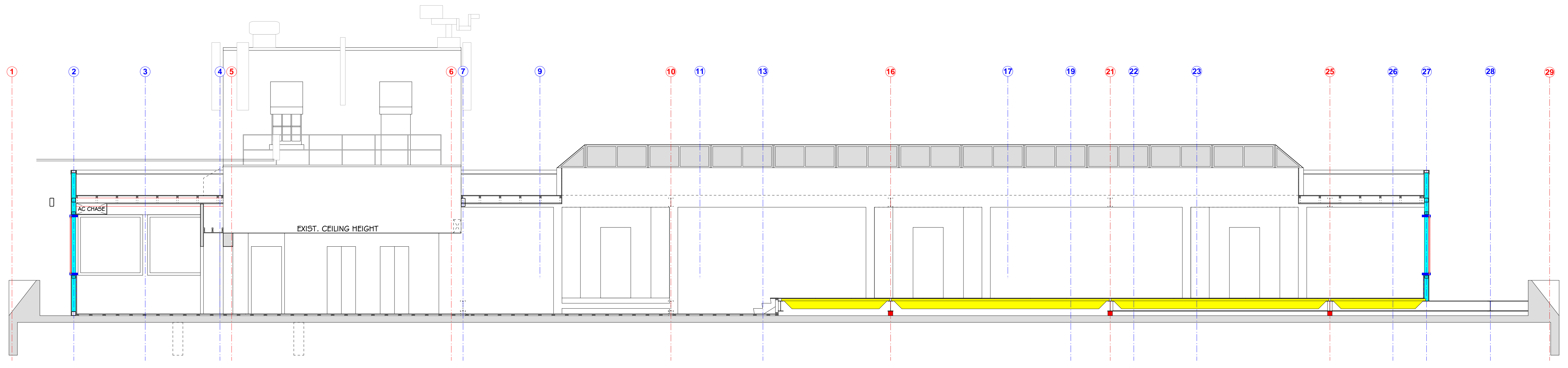
SHEET #

A-7
OF

SPANDREL PANELS
TO CONCEAL AC
CONDENSER UNITS



1 SECTION "1" THROUGH ADA
Scale: 3/16" = 1'-0"



2 SECTION "2" THROUGH HALL
Scale: 3/16" = 1'-0"

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REVISIONS:	DATE
75% DD SET	

PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
 RENOVATIONS
CROWNE PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

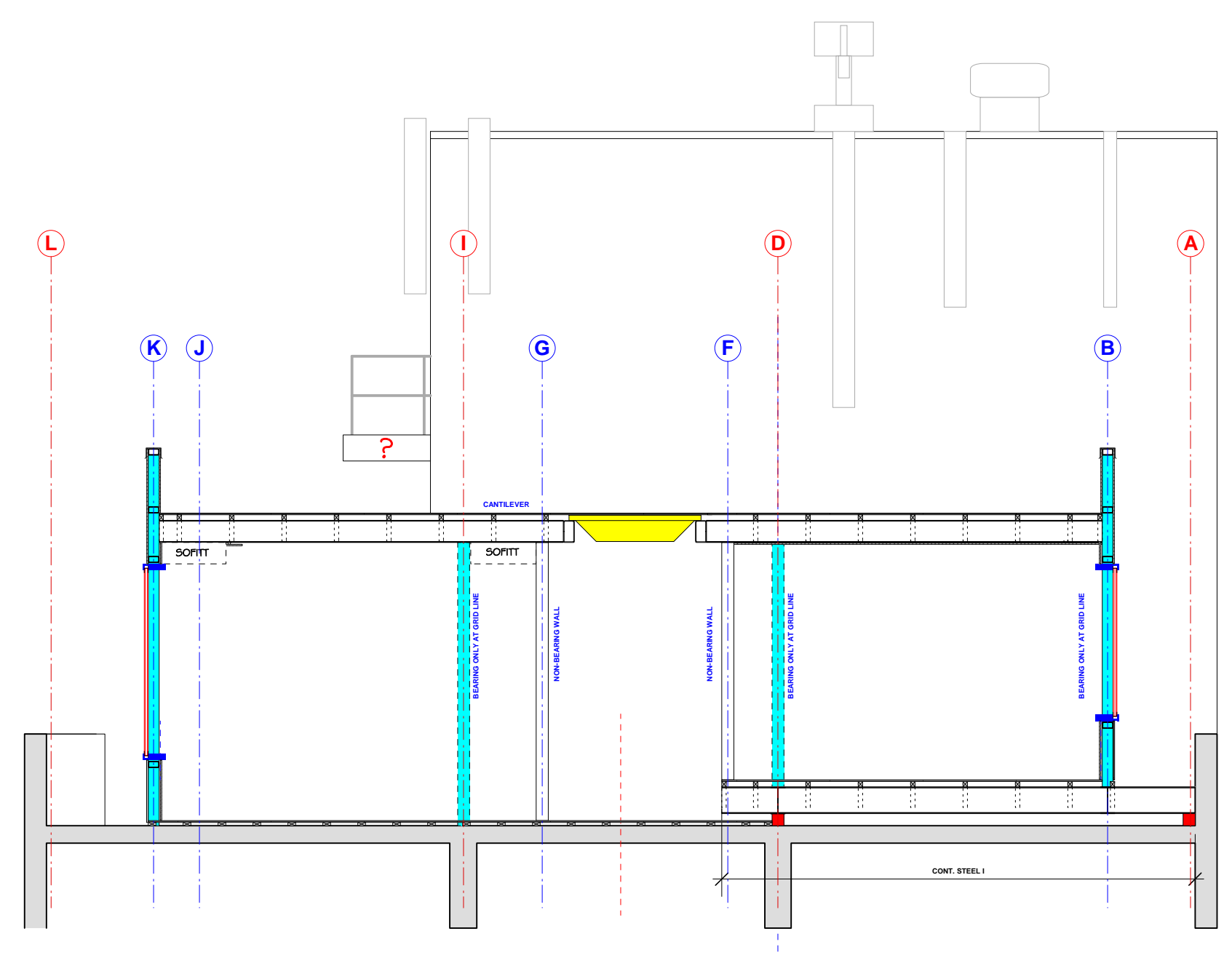
DRAWING TITLE:
 PROPOSED SECTIONS
 AND DETAILS

PROJECT NUMBER:
 DRAWN: KM/AO
 CHECKED: PMP
 DATE: 08-13-13

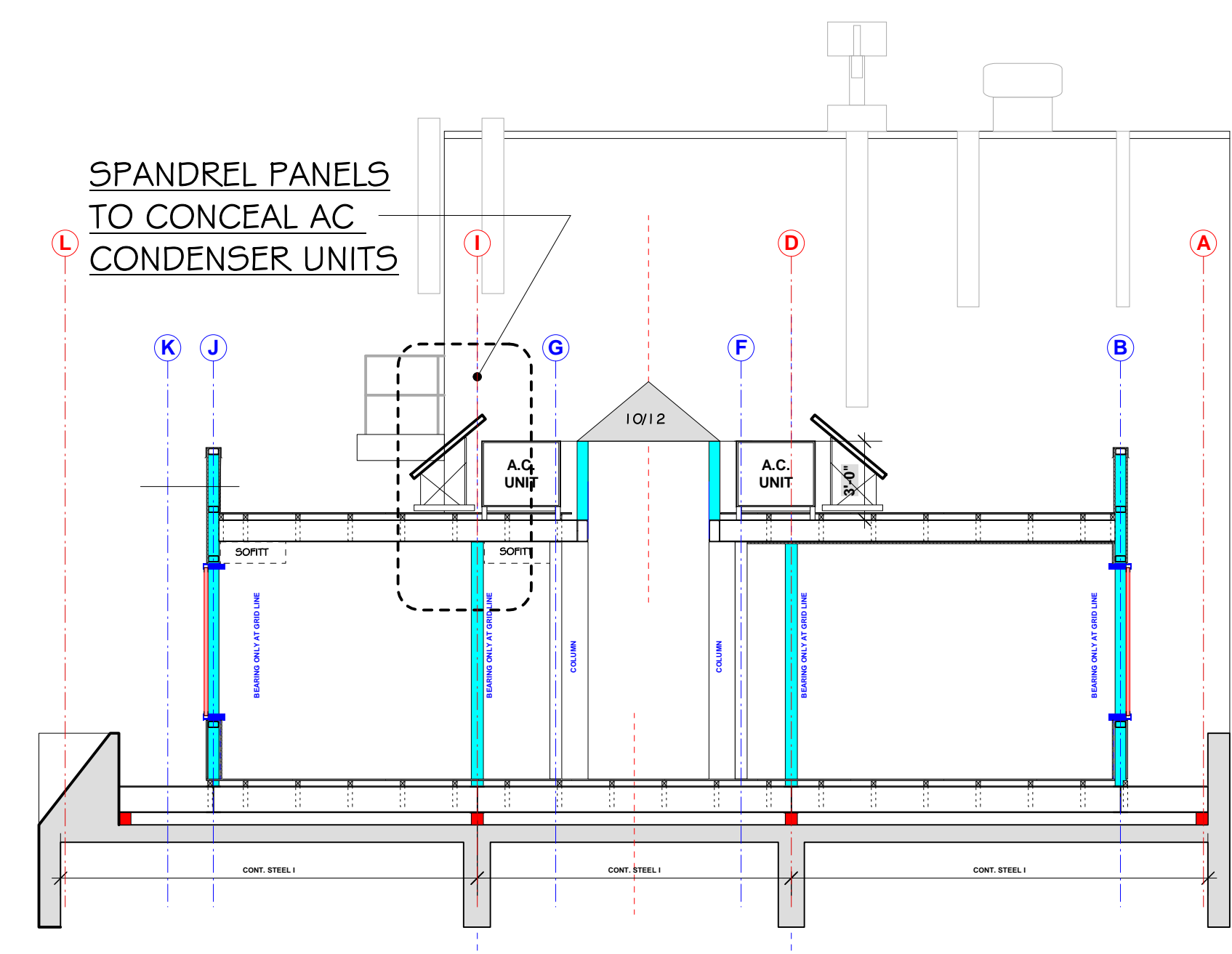
SHEET #
A-8
 OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

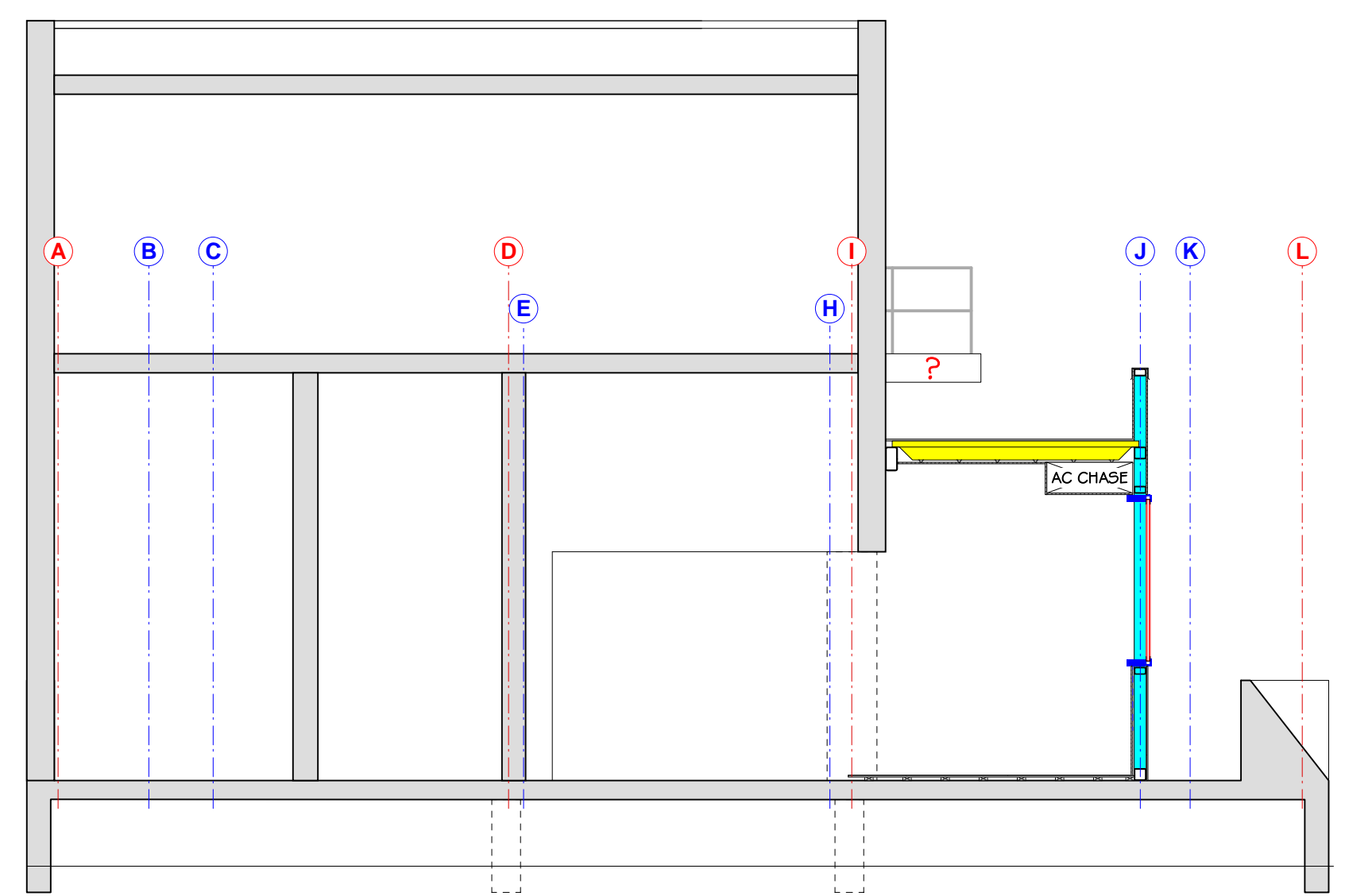
HARC SET 08-13-13



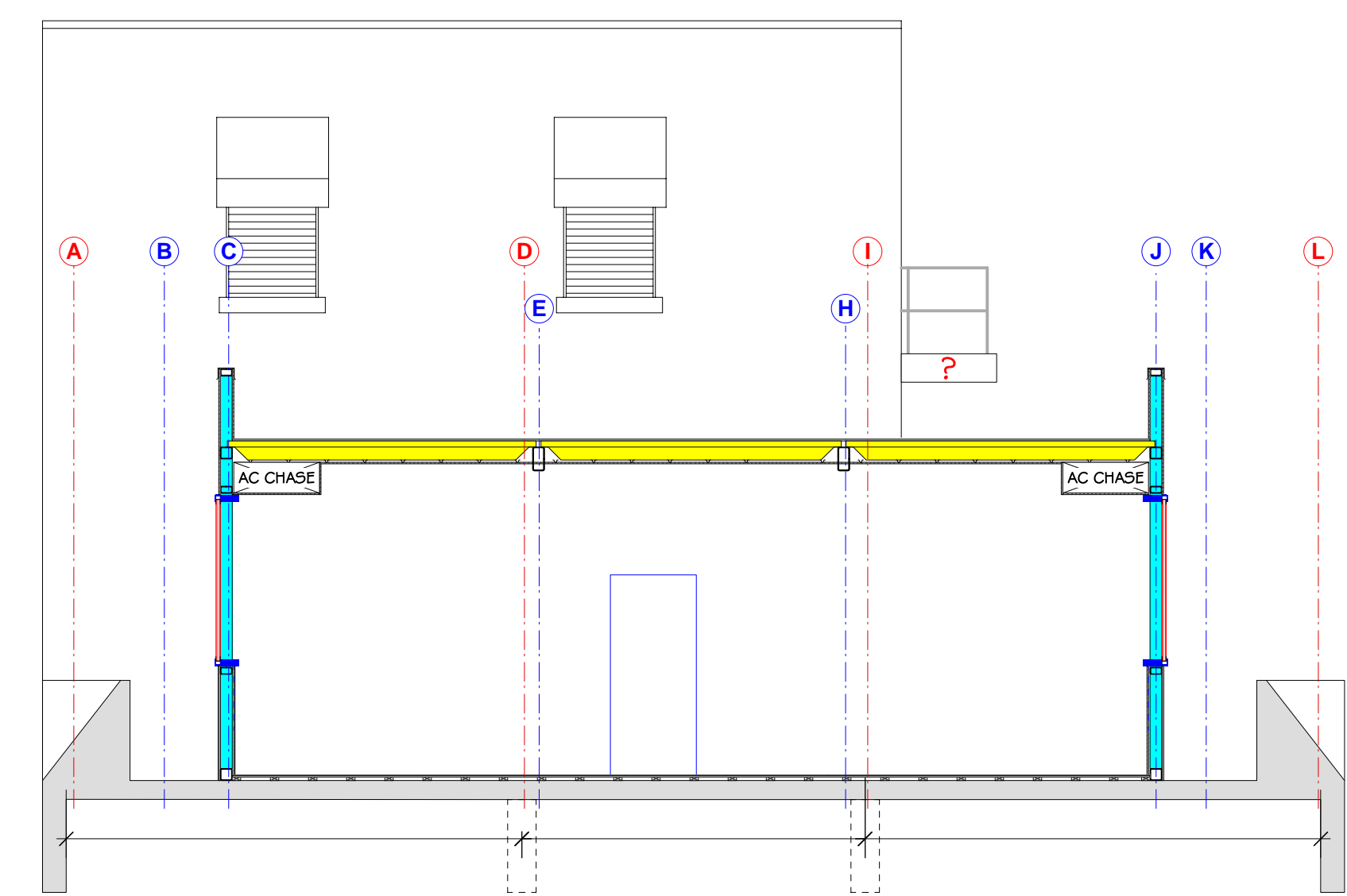
2 SECTION "2" THROUGH HALL
 A-7 Scale: 3/16" = 1'-0"



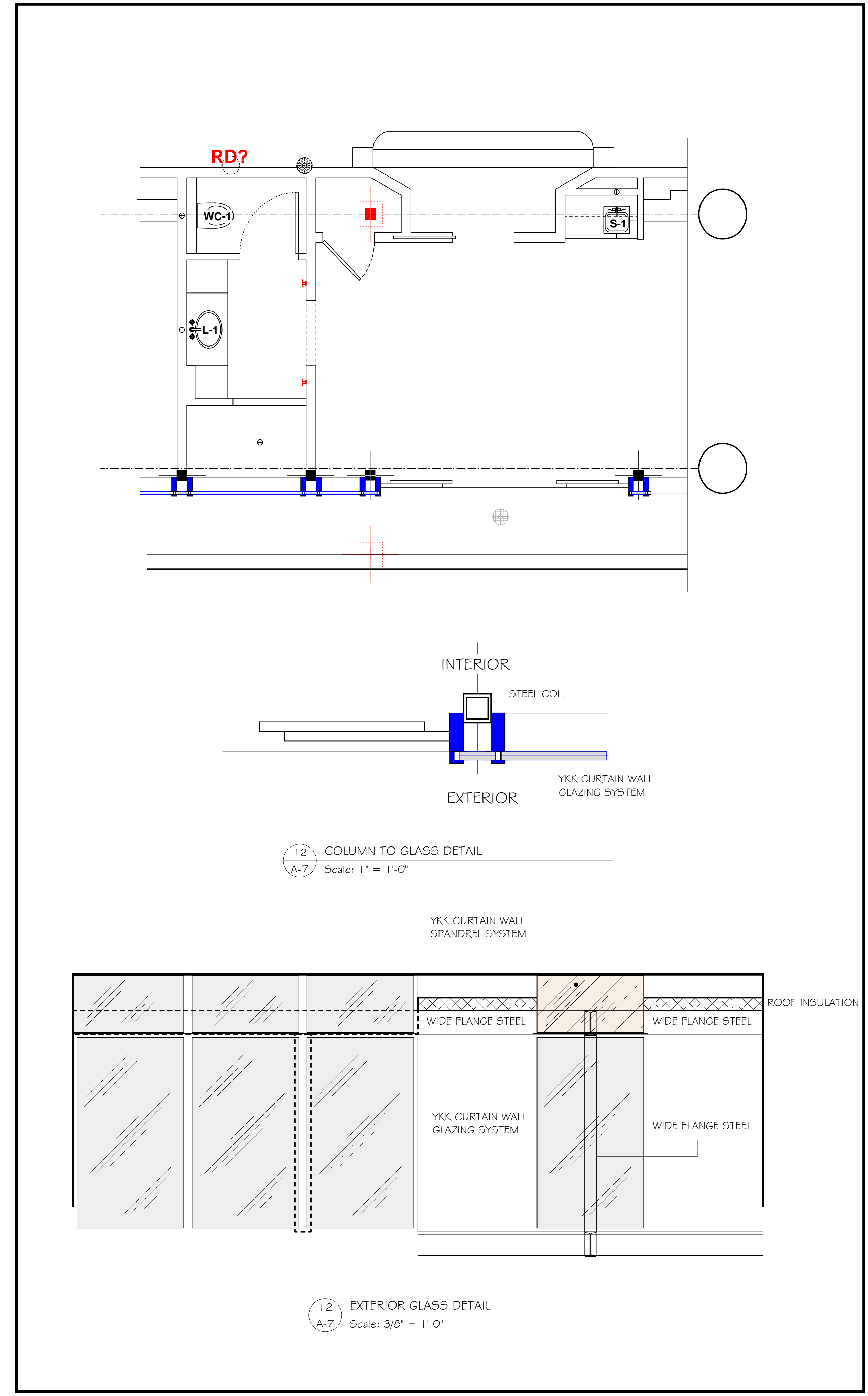
2 SECTION "2" THROUGH HALL
 A-7 Scale: 3/16" = 1'-0"



2 SECTION THRU FOYER
 A-7 Scale: 3/16" = 1'-0"



2 SECTION AT WEST END
 A-7 Scale: 3/16" = 1'-0"



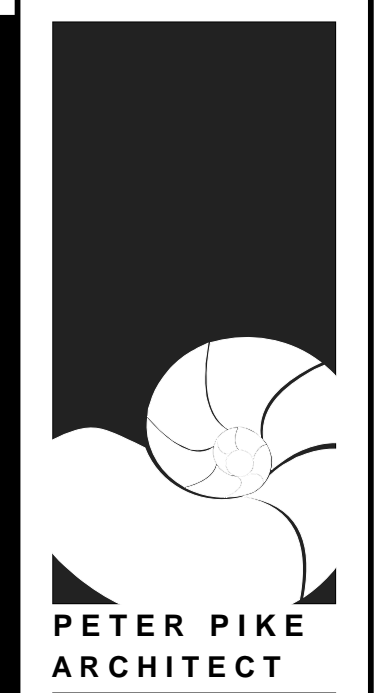
12 COLUMN TO GLASS DETAIL
 A-7 Scale: 1" = 1'-0"

12 EXTERIOR GLASS DETAIL
 A-7 Scale: 3/8" = 1'-0"

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**Previous Submitted Plans
Postponed During Meeting
May 14, 2013**

REVISIONS:	DATE



PETER PIKE ARCHITECT
 471 US HIGHWAY 1
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
 RENOVATIONS
CROWN PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

DRAWING TITLE:
 SITE PLAN / PROJECT NOTES
 PROJECT CALCS.

PROJECT NUMBER:
 DRAWN: _____
 CHECKED: PMP
 DATE: 04-29-13

HARC SUBMITAL SET

SHEET #
A-1
 OF
1

SCHEDULE OF DRAWINGS

ARCHITECTURAL

SHEET #	TITLE
A-1	SITE PLAN, INDEX, REVISION LOG, PROJ. INFORMATION
A-2	EXISTING & PROPOSED ELEVATIONS
A-3	EXISTING & PROPOSED ELEVATIONS
A-4	EXISTING & PROPOSED ELEVATIONS
A-5	EXIST. & PROPOSED ELEVATIONS, EXIST. FLOOR PLAN
A-6	PROPOSED FLOOR & ROOF PLAN, & BUILDING SECTION
A-7	
A-8	
A-9	
A-10	
A-11	
A-12	
A-13	
A-14	
A-15	
A-16	
A-17	
A-18	
A-19	
A-20	
A-21	
A-22	
A-23	
A-24	
A-25	
A-26	

STRUCTURAL

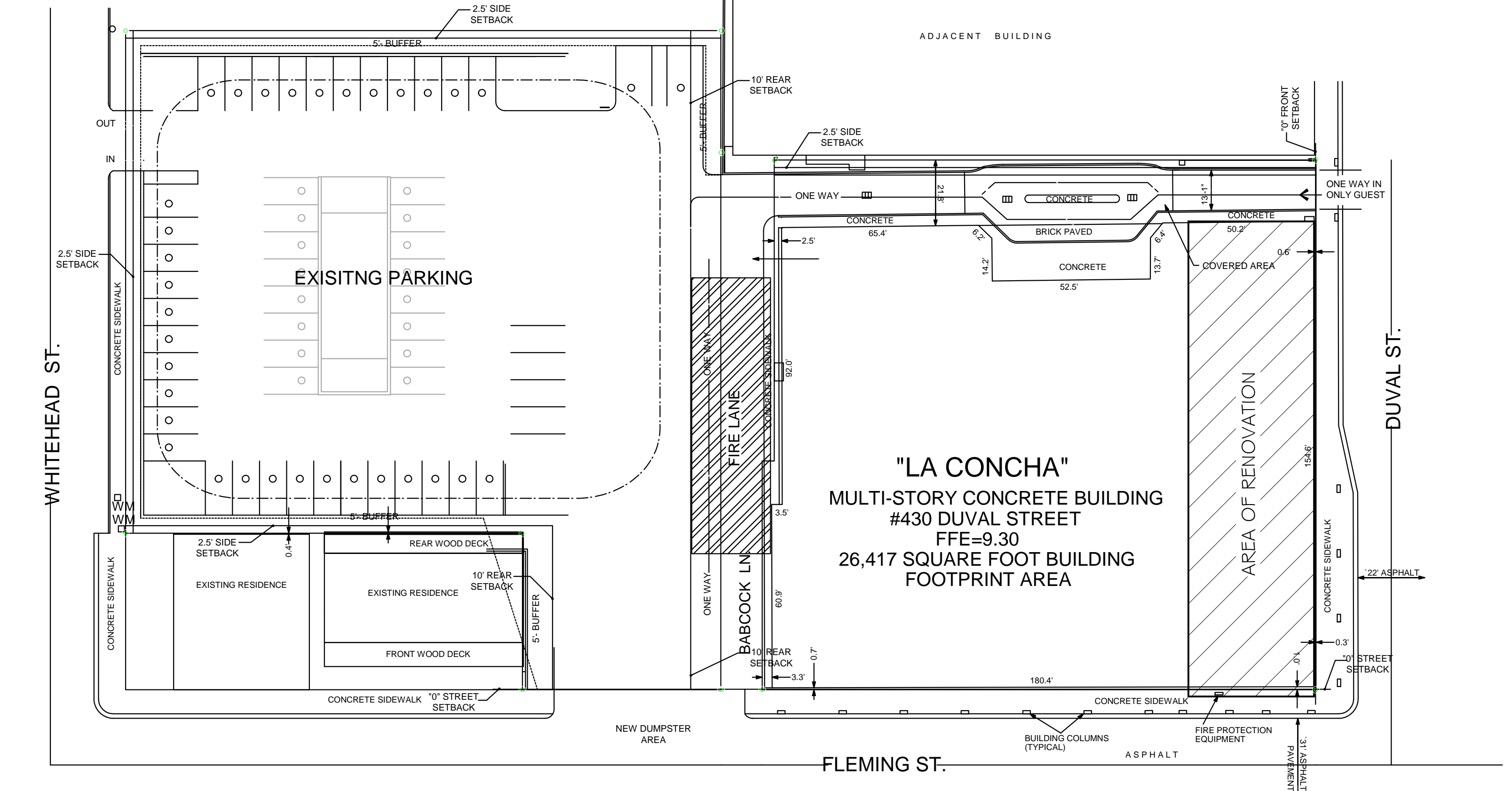
SHEET #	TITLE

MECHANICAL

SHEET #	TITLE

ELECTRICAL

SHEET #	TITLE



1 SITE PLAN
 A2 Scale: 1" = 30 ft

ROOF TOP SPA RENOVATIONS
CROWN PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

MAIN BUILDING BUILT UNDER FLORIDA BUILDING CODE ALLOWABLE HEIGHTS AND BUILDING AREAS TABLE 503

ITEM	EXISTING	SBC TABLE 500	PROPOSED	REMARK
TYPE CONSTRUCTION	R-1	I PROTECTED, SPRINK.	I PROTECTED, SPRINK.	
MAX. HT IN FEET	UNLIMITED			
OCCUPANCY	RESIDENTIAL R-1			
MAX # STORIES	UNLIMITED			
MAX AREA PER 1000 SQ. FT.	UNLIMITED			

SITE DATA 430 DUVAL STREET **REFERENCE ONLY - MAIN BUILDING**

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HRCC-2	HRCC-2	HRCC-2	
SITE AREA	134,125 SQ.FT (3.08 A)	5,000 SQ.FT MIN	134,125 SQ.FT (3.08 A)	
MINIMUM WIDTH	VARIABLE	50FT	VARIABLE	
MINIMUM DEPTH	VARIABLE	100FT	VARIABLE	
IMPERVIOUS RATIO	XX%	XX%	XX%	
BUILDING AREA	9720 SQ. FT. FOOTPRINT		9720 SQ. FT. FOOTPRINT	
LOT COVERAGE	13.8%	50 % MAXIMUM	13.8 %	
SETBACKS				
FRONT	EXISTING	XX REQUIRED	NO NEW SETBACK	
REAR	EXISTING	XX REQUIRED	NO NEW SETBACK	
SIDE	EXISTING	XXREQUIRED	NO NEW SETBACK	
SIDE	EXISTING	XX REQUIRED	NO NEW SETBACK	
BUILDING HEIGHT	EXISTING	35 MAXIMUM	EXISTING	

FLOOD INSURANCE RATE MAP ZONE: V, E13.0'; COMM. PANEL, 1716H DATED XXXXX
 SITE PLAN IS BASED UPON SURVEY PERFORMED BY: FRED H HIDEBRANDT
 DATED 3-17-00, AND IS INTENDED ONLY AS SUCH.

OWNER REPRESENTATIVE:

REMINGTON DEV. CORP
 14180 DALLAS PKWY, SUITE 700
 DALLAS, TX. 75240

PROJECT APPROVALS:

ITEM	APPROVAL #	DATE
DEVELOPMENT REVIEW COMMITTEE	MEETING HELD	XXXXXX
H.A.R.C.		
BOARD OF ADJUSTMENT	MEETING HELD	XXXXXX
CITY OF KEY WEST DEVELOPEMENT AGREEMENT	MEETING HELD	XXXXXX

NOTES:

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 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER

DESIGN NOTES:

THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING
 FBC 2007
 A.S.C.E. 07-10 REGULATIONS
 LIVE LOAD 40 p.s.f.,
 WIND LOAD 180 M.P.H.

ARCHITECT SEAL
 PETER PIKE

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.
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REVISIONS:	DATE

PETER PIKE ARCHITECT

471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

CLASS GUARDS
5TH FLOOR LEVEL
FINISH FLOOR
32' 1" ROOF DECK

PROJECT:

RENOVATIONS
CROWN PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:

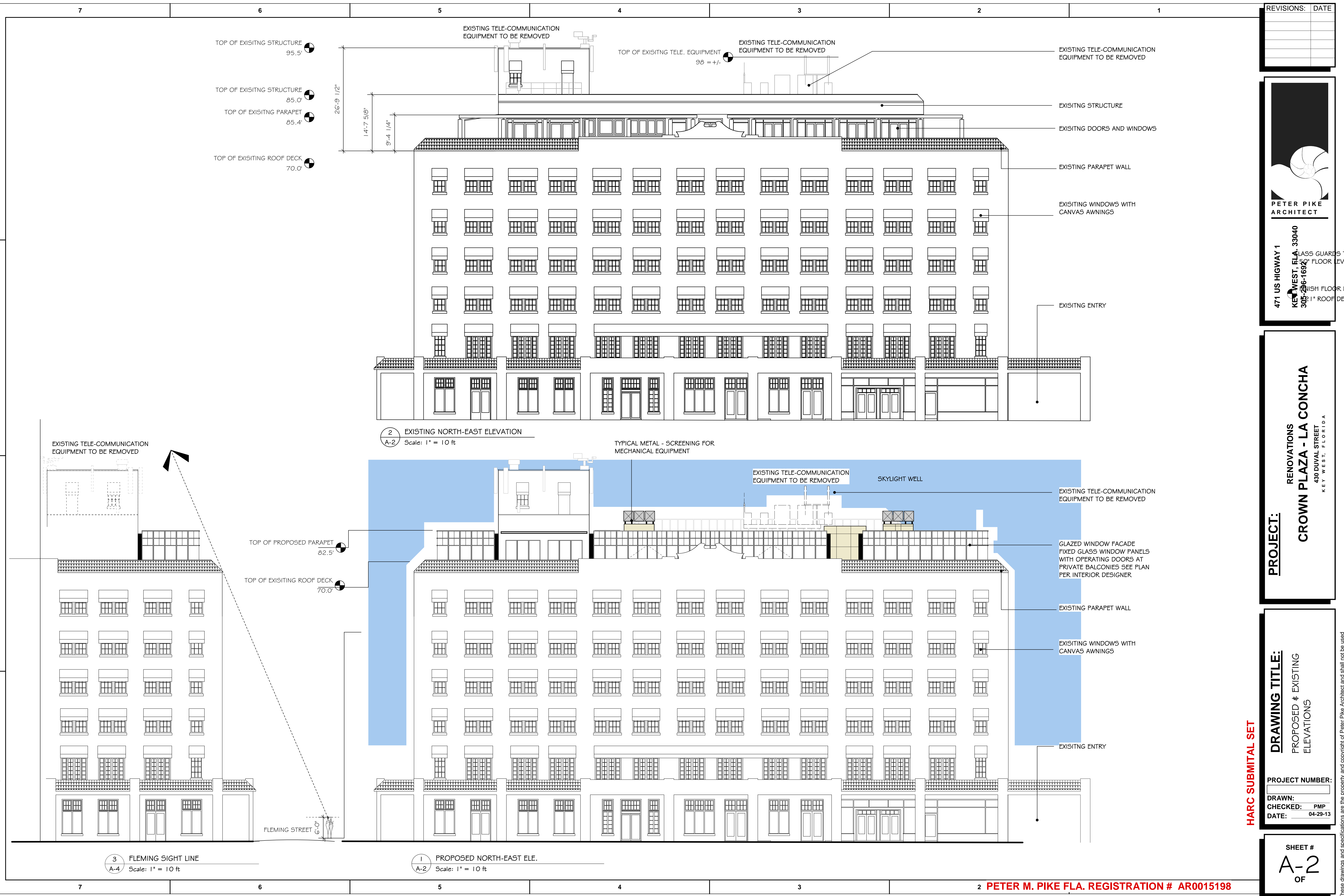
PROPOSED & EXISTING
ELEVATIONS

PROJECT NUMBER:

DRAWN:
CHECKED: PMP
DATE: 04-29-13

SHEET #

A-2
OF



Contractor to verify all dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

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7

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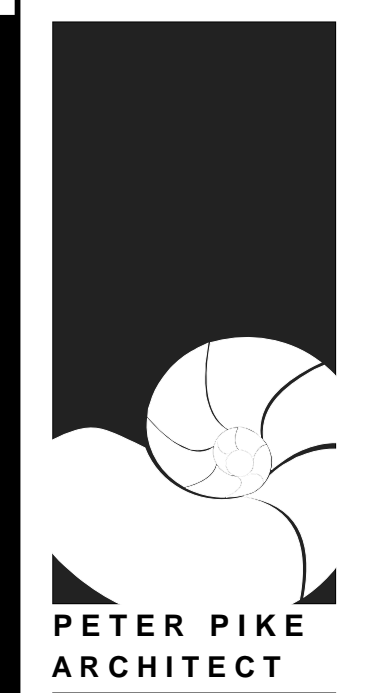
4

3

2

1

REVISIONS:	DATE



**PETER PIKE
ARCHITECT**
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
RENOVATIONS
CROWN PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS

PROJECT NUMBER:
DRAWN:
CHECKED: PMP
DATE: 04-29-13

SHEET #
A-3
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

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EXISTING TELE-COMMUNICATION
EQUIPMENT TO BE REMOVED

EXISTING TELE-COMMUNICATION
EQUIPMENT TO BE REMOVED

EXISTING STRUCTURE

EXISTING DOORS AND WINDOWS

EXISTING PARAPET WALL

EXISTING WINDOWS WITH
CANVAS AWNINGS

EXISTING ENTRY

2 EXISTING NORTH-WEST ELEVATION
A-3 Scale: 1" = 10 ft

EXISTING TELE-COMMUNICATION
EQUIPMENT TO BE REMOVED

FREE STANDING ARCHITECTURAL
METAL ROOF "FRAMES".

GLAZED WINDOW FACADE
FIXED GLASS WINDOW PANELS
WITH OPERATING DOORS AT
PRIVATE BALCONIES SEE PLAN
PER INTERIOR DESIGNER

EXISTING WINDOWS WITH
CANVAS AWNINGS

NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-G.

1 PROPOSED NORTH-WEST ELEVATION
A-3 Scale: 1" = 10 ft

HARC SUBMITTAL SET

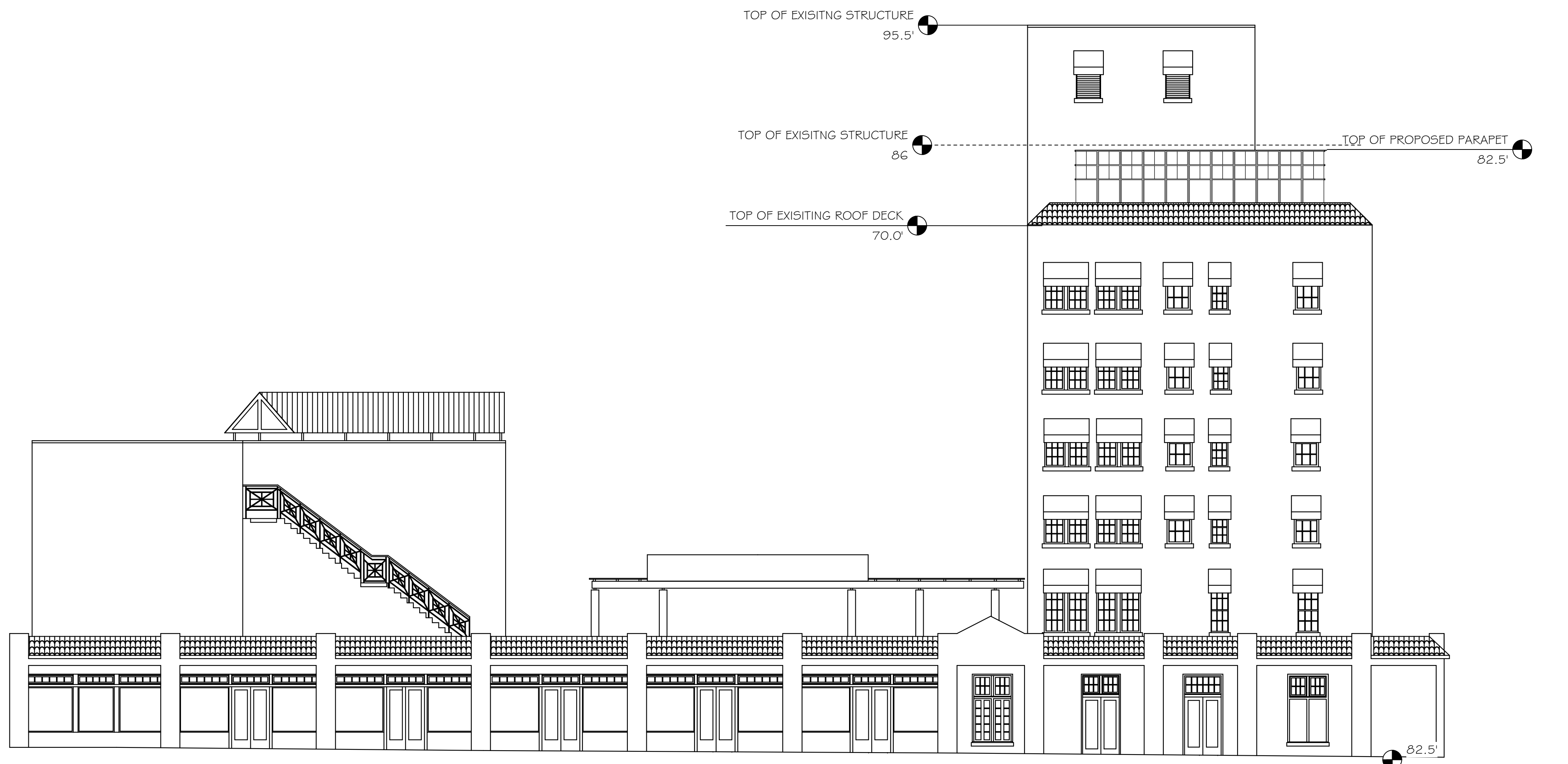
REVISIONS:	DATE

D

C

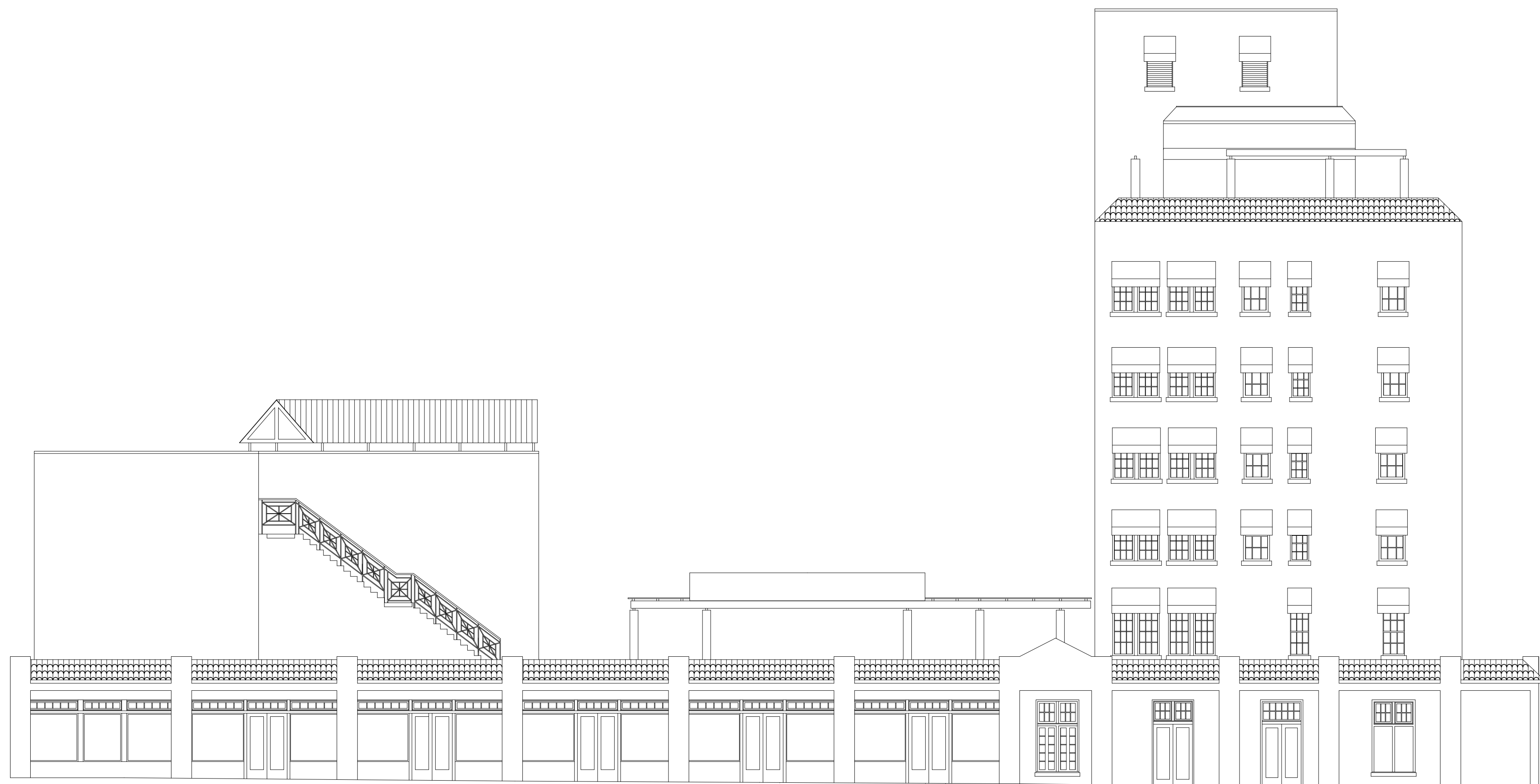
B

A

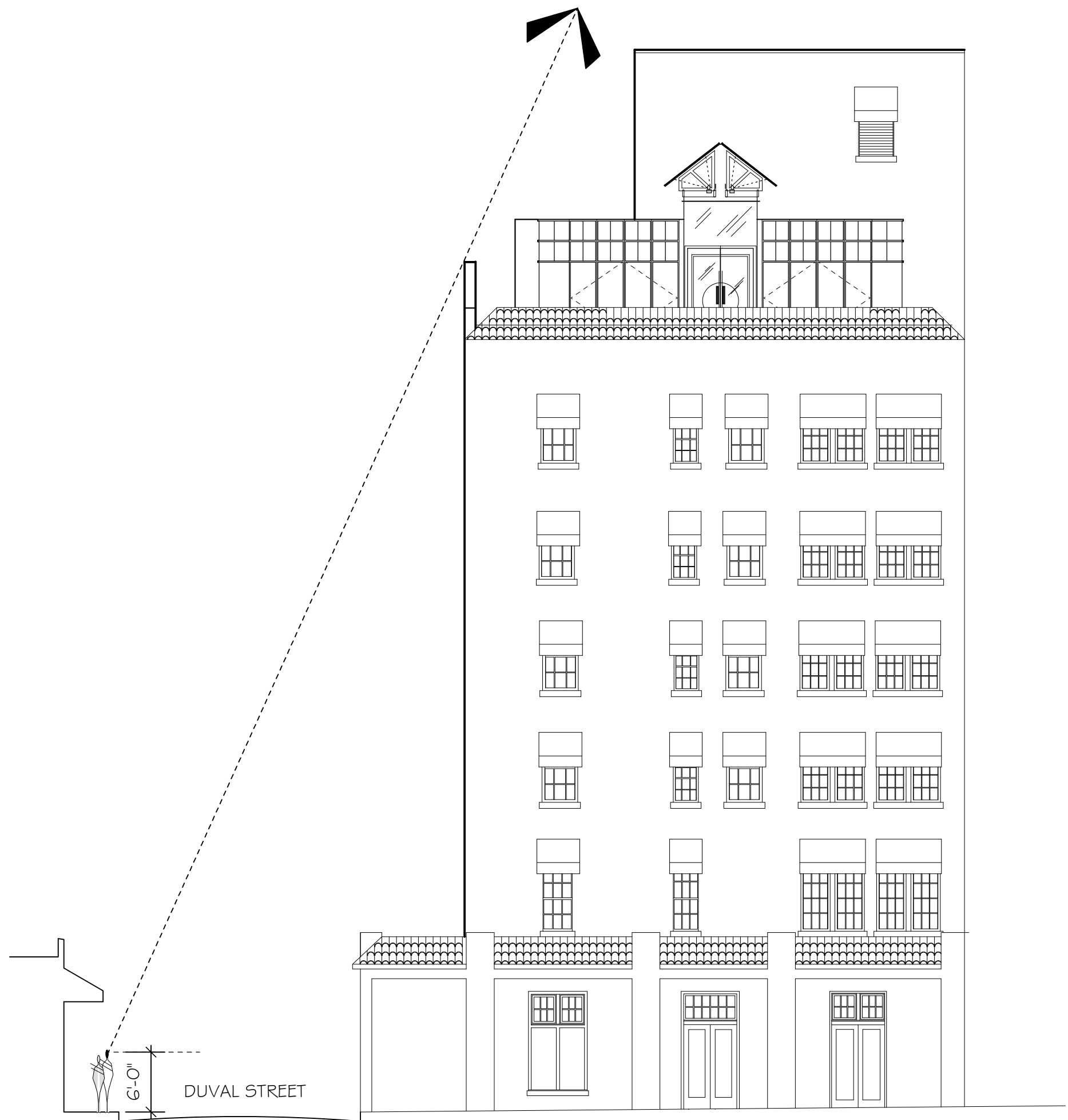


1 PROPOSED SOUTH-EAST ELEVATION
A-4 Scale: 1" = 10 ft

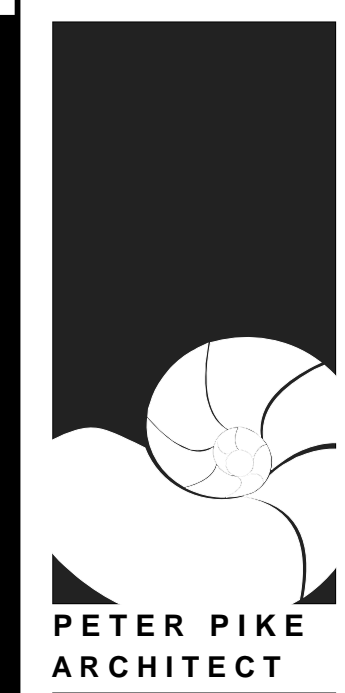
NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-6.



2 EXISTING SOUTH-EAST ELEVATION
A-4 Scale: 1" = 10 ft



3 DUVAL SIGHT LINE
A-4 Scale: 1" = 10 ft



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
RENOVATIONS
CROWN PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS

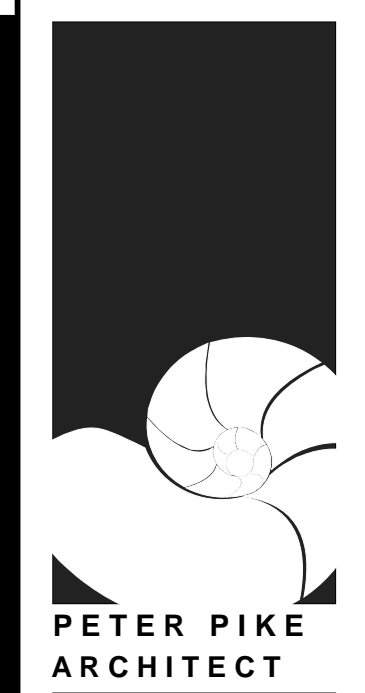
PROJECT NUMBER:
DRAWN:
CHECKED: PMP
DATE: 04-29-13

SHEET #
A-4
OF

HARC SUBMITAL SET

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

REVISIONS:	DATE



**PETER PIKE
ARCHITECT**
471 US HIGHWAY 1
KEY WEST, FLA. 33040
305-296-1692

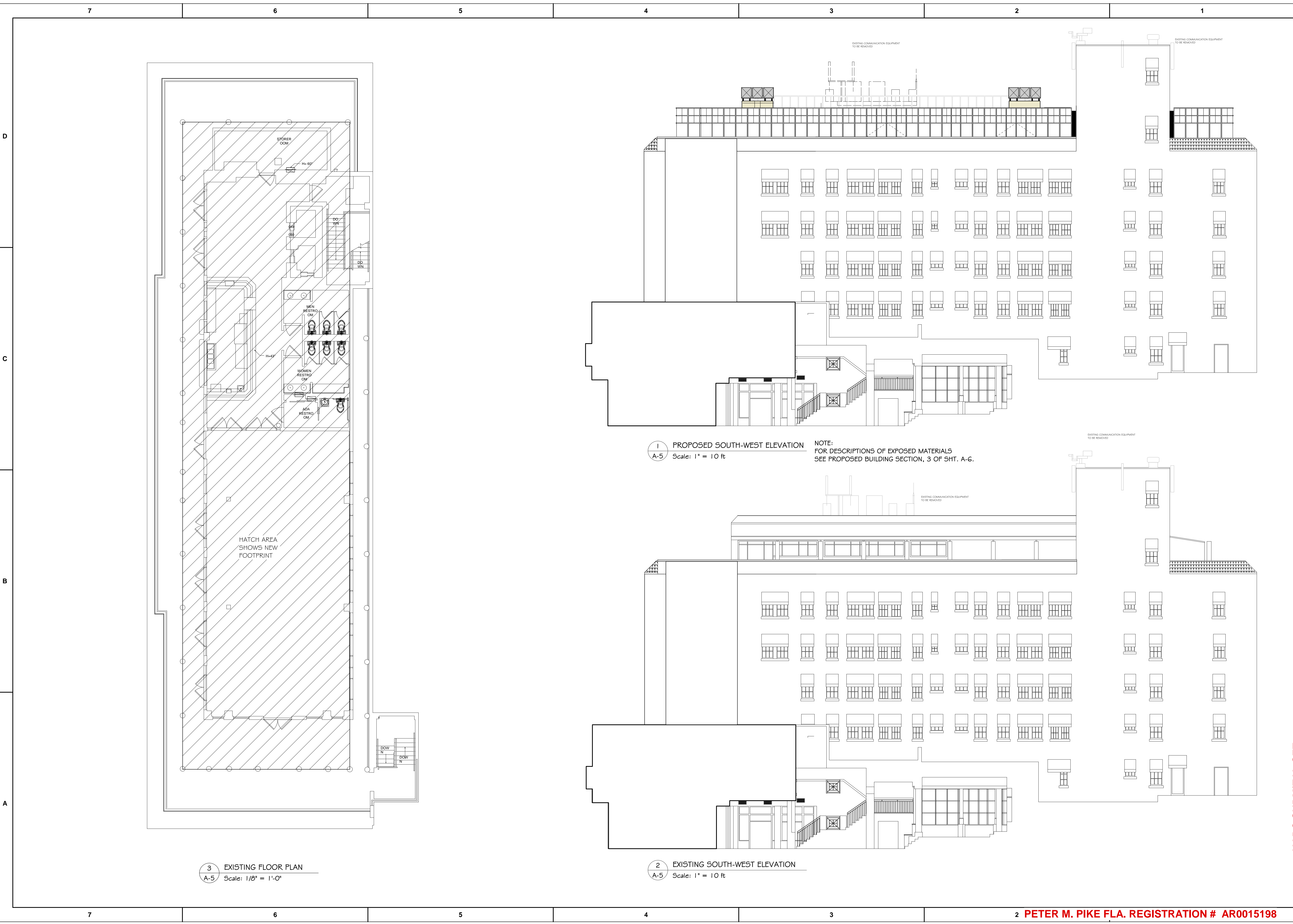
PROJECT:
RENOVATIONS
CROWN PLAZA - LA CONCHA
430 DUVAL STREET
KEY WEST, FLORIDA

DRAWING TITLE:
PROPOSED & EXISTING
ELEVATIONS &
EXIST. FLOOR PLAN

PROJECT NUMBER:
DRAWN:
CHECKED: PMP
DATE: 04-29-13

SHEET #
A-5
OF

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

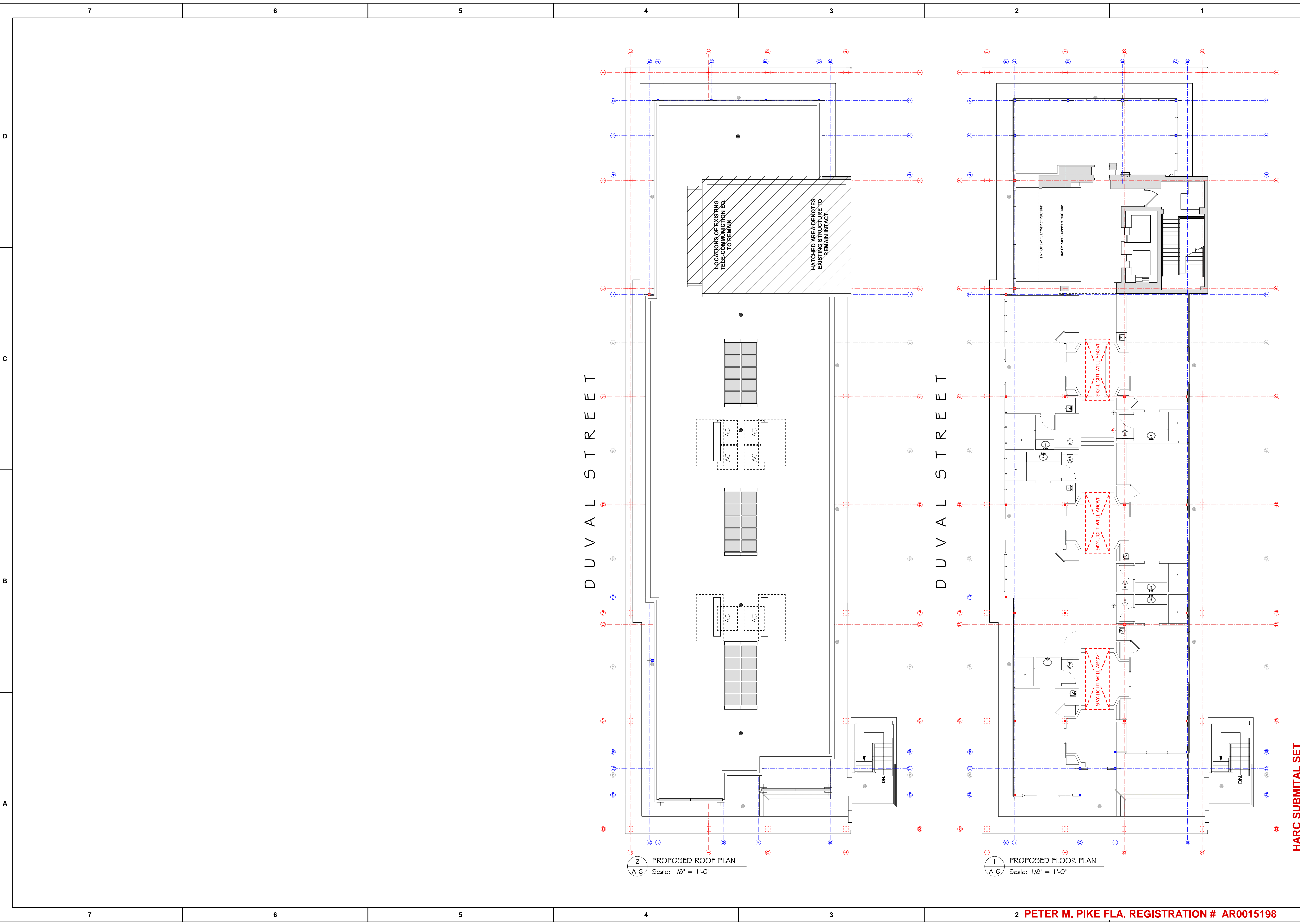


3 EXISTING FLOOR PLAN
A-5 Scale: 1/8" = 1'-0"

2 EXISTING SOUTH-WEST ELEVATION
A-5 Scale: 1" = 10 ft

1 PROPOSED SOUTH-WEST ELEVATION
A-5 Scale: 1" = 10 ft

NOTE:
FOR DESCRIPTIONS OF EXPOSED MATERIALS
SEE PROPOSED BUILDING SECTION, 3 OF SHT. A-6.



REVISIONS:	DATE

PETER PIKE ARCHITECT

471 US HIGHWAY 1
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:

RENOVATIONS
CROWN PLAZA - LA CONCHA
 430 DUVAL STREET
 KEY WEST, FLORIDA

DRAWING TITLE:

PROPOSED FLOOR PLAN,
 ROOF PLAN, & BUILDING
 SECTION

PROJECT NUMBER:

DRAWN:

CHECKED: PMP

DATE: 04-29-13

SHEET #

A-6
 OF
 6

HARC SUBMITAL SET

Contractor to verify all information & dimensions in field prior to start of construction and shall notify Peter Pike Architect of any discrepancies.

Noticing

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Peter M. Pike, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 530 Duval St Key West FL 33040 on the 14th day of August, 2013.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on August 27, 2013.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto. was emailed to HARC

Signed Name of Affiant: 

Date: 8/15/13
Address: 471 US Hwy 1 #101
City: Key West FL
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 15th day of August, 2013.

By (Print name of Affiant) Peter M. Pike who is as personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: 
Print Name: E. Stenning

Notary Public - State of Florida (seal)
My Commission Expires: 4/29/17



E. STENNING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF012533
Expires 4/29/2017

R-1

I PROTECTED, SPRINK.

I PROTECTED, SPRINK.

UNLIMITED

Public Meeting Notice

The Southernmost
SCAVENGER HUNT
The Adventure Starts Here
292-9994
www.KeyWestHunt.com

Public Meeting Notice

PLANNING DEPARTMENT
Public Meeting Notice: The Planning Commission will hold a public meeting on **Monday, October 15, 2012** at **7:00 PM** in the **City Council Chamber**, **100 West 10th Street, North Platte, Nebraska**. The following items will be discussed at the meeting:

1. CITY DEVELOPMENT PLAN, NEW HOUSING DEVELOPMENT, AND EXISTING HOUSING DEVELOPMENT PLAN FOR THE CITY OF NORTH PLATTE, NEBRASKA. THE CITY DEVELOPMENT PLAN, NEW HOUSING DEVELOPMENT, AND EXISTING HOUSING DEVELOPMENT PLAN WILL BE DISCUSSED.

FOR FURTHER INFO:

Call the Planning Department at (402) 438-1234 or visit the Planning Department website at www.northplatte.org/planning.

If you have any questions or need more information, please contact the Planning Department at (402) 438-1234 or visit the Planning Department website at www.northplatte.org/planning.

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., August 27, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MAJOR DEVELOPMENT PLAN- NEW ROOFTOP STRUCTURE.
DEMOLITION OF EXISTING ROOFTOP STRUCTURE ON TOP OF
THE LA CONCHA BUILDING. ELEVATOR'S SHAFT WILL NOT
BE DEMOLISHED**

FOR- #430 DUVAL STREET

Applicant- peter Pike, Architect

Application # H13-01-618

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 14, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- DEMOLITION OF EXISTING ROOFTOP STRUCTURE ON TOP OF THE LA CONCHA BUILDING. ELEVATOR'S SHAFT WILL NOT BE DEMOLISHED. NEW ROOFTOP STRUCTURE.

FOR- #430 DUVAL STREET

Applicant- Peter Pike and Associates

Application # H13-01-618

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Timothy W. Root, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 430 Duval on the 30 day of April, 2013.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on May 14, 2013.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H-13-01-618.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant: [Signature]

Date: 4/30/13

Address: 1410 Johnson St

City: Key West

State, Zip: Fla. 33040

The forgoing instrument was acknowledged before me on this 30th day of April, 2013.

By (Print name of Affiant) Timothy W. Root who is personally known to me ~~or has produced~~ identification and who did take an oath. as

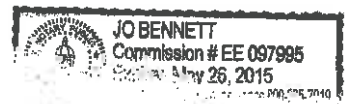
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires May 26, 2015



Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 14, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN- DEMOLITION OF EXISTING ROOFTOP STRUCTURE ON TOP OF THE LA CONCHA BUILDING. ELEVATOR'S SHAFT WILL NOT BE DEMOLISHED. NEW ROOFTOP STRUCTURE, FOR- #430 DUVAL STREET

Applicant- Peter Pike and Associates

Application # H13-01-618

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION



Public Meeting Notice

GHOST TOUR

www.hauntedtours.com

Public Meeting Notice

THE BOARD OF SUPERVISORS
COUNTY OF SAN JOAQUIN
PUBLIC MEETING NOTICE

AGENDA

1. APPROVAL OF THE AGENDA

2. PUBLIC COMMENT

3. REPORT OF THE COUNTY ADMINISTRATOR

4. REPORT OF THE COUNTY CLERK

5. REPORT OF THE COUNTY TREASURER

6. REPORT OF THE COUNTY ENGINEER

7. REPORT OF THE COUNTY AGENT

8. REPORT OF THE COUNTY ASSESSOR

9. REPORT OF THE COUNTY CLERK

10. REPORT OF THE COUNTY TREASURER

11. REPORT OF THE COUNTY ENGINEER

12. REPORT OF THE COUNTY AGENT

13. REPORT OF THE COUNTY ASSESSOR

14. REPORT OF THE COUNTY CLERK

15. REPORT OF THE COUNTY TREASURER

16. REPORT OF THE COUNTY ENGINEER

17. REPORT OF THE COUNTY AGENT

18. REPORT OF THE COUNTY ASSESSOR

19. REPORT OF THE COUNTY CLERK

20. REPORT OF THE COUNTY TREASURER

21. REPORT OF THE COUNTY ENGINEER

22. REPORT OF THE COUNTY AGENT

23. REPORT OF THE COUNTY ASSESSOR

24. REPORT OF THE COUNTY CLERK

25. REPORT OF THE COUNTY TREASURER

26. REPORT OF THE COUNTY ENGINEER

27. REPORT OF THE COUNTY AGENT

28. REPORT OF THE COUNTY ASSESSOR

29. REPORT OF THE COUNTY CLERK

30. REPORT OF THE COUNTY TREASURER

31. REPORT OF THE COUNTY ENGINEER

32. REPORT OF THE COUNTY AGENT

33. REPORT OF THE COUNTY ASSESSOR

34. REPORT OF THE COUNTY CLERK

35. REPORT OF THE COUNTY TREASURER

36. REPORT OF THE COUNTY ENGINEER

37. REPORT OF THE COUNTY AGENT

38. REPORT OF THE COUNTY ASSESSOR

39. REPORT OF THE COUNTY CLERK

40. REPORT OF THE COUNTY TREASURER

**Property Appraiser
Information**

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1006807 Parcel ID: 00006570-000000

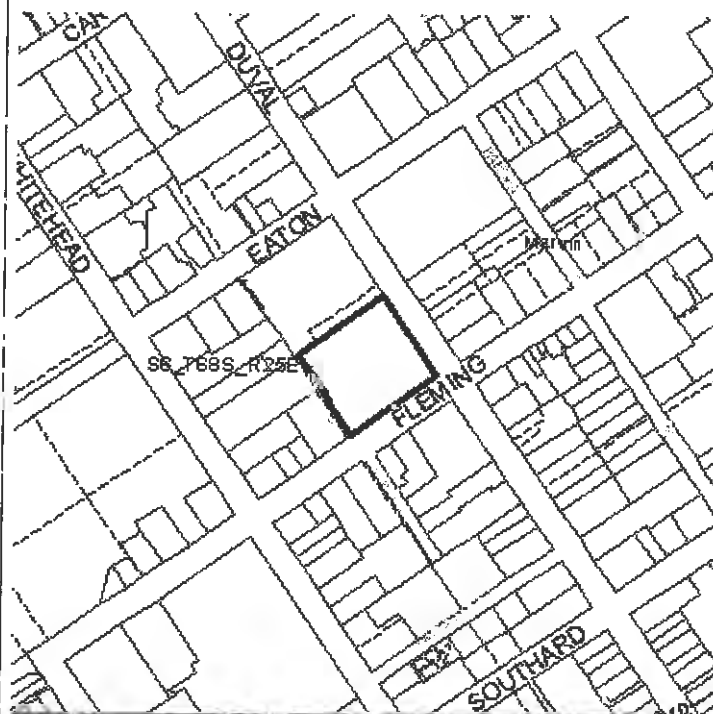
Ownership Details

Mailing Address:
SPOTTSWOOD PARTNERS II LTD
500 FLEMING ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 430 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 38 & PT BABCOCK LANE OR245-397/398 OR374- 51/54 OR941-2262/2265Q/C OR985-1803-E OR1268-869/871(RES NO 93-336) OR1566-1343/51 OR1585-1884/1902 OR1585-1908/26 OR1585-1927/45 OR1617-1226/42 OR1617-1243/59 OR1617-1260/76

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	178	190	31,984.00 SF
100D - COMMERCIAL DRY	0	0	1,423.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 63145
 Year Built: 1938

Building 1 Details

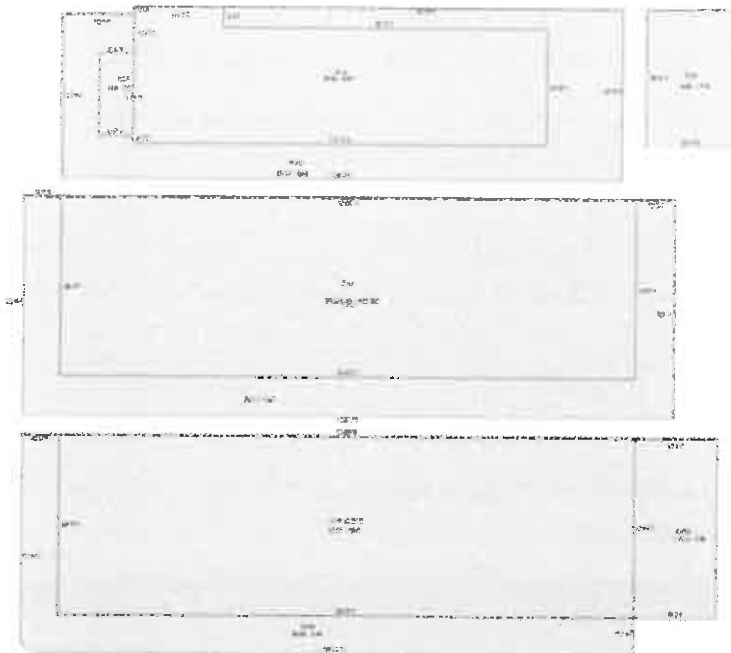
Building Type	Condition E	Quality Grade 600
Effective Age 12	Perimeter 1,210	Depreciation % 15
Year Built 1938	Special Arch 0	Grnd Floor Area 18,458
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	160	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	25	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	CAN		1	1938				2,085
0	FLA		1	1938	Y			7,084
2	FLA		5	1986				7,084
3	OPX		1	1986				2,923

4	FLA	1	1986	3,450
6	SBF	1	2000	189
7	FLA	1	1986	840
8	CAN	1	1986	1,012
9	OPU	1	1986	2,677

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTELS/MOTEL A	100	Y	Y
	1641	HOTELS/MOTEL A	100	Y	Y
	1642	HOTELS/MOTEL A	100	Y	Y
	1643	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
450	CUSTOM	100

Building 2 Details

Building Type
 Effective Age 12
 Year Built 1986
 Functional Obs 0

Condition E
 Perimeter 2,024
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 15
 Grnd Floor Area 44,687

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 240

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1986					9,301
2	FLA		1	1986					9,927
4	FLA		1	1986					216
5	PTO		2	1986					5,280
6	FLA		1	1986					11,766
7	FLA		1	1986					9,301
8	FLA		1	1986					4,176
9	OPX		1	1986					2,501
10	PTO		1	1986					4,056
11	OPX		1	1986					1,007

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1644	HOTELS/MOTEL A	100	Y	Y
	1645	HOTELS/MOTEL A	55	Y	Y
	1646	VACANT COMM	20	Y	Y
	1647	SERV SHOPS ETC	25	Y	N
	1648	HOTELS/MOTEL A	100	Y	Y
	1649	HOTELS/MOTEL A	100	Y	Y
	1650	OPX	100	N	N
	1651	HOTELS/MOTEL A	100	Y	Y
	1652	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
451	CUSTOM	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PO6:COMM POOL	650 SF	0	0	1999	2000	2	50
4	WD2:WOOD DECK	1,321 SF	0	0	1985	1986	4	40
5	PT4:PATIO	2,065 SF	0	0	1985	1986	4	50
6	HT2:HOT TUB	1 UT	0	0	1985	1986	4	50
7	FN2:FENCES	1,120 SF	140	8	1988	1989	2	30

Appraiser Notes

2002-12-26 - (041)160 HOTEL ROOMS. BLDG NO 1 IS RESTORED PORTION OF OLD BUILDING. BLDG NO 2 IS TWO COMPLETED FLOORS OF NEW HOTEL TPP ACCOUNT #8513755.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	11-1319	04/25/2011	7,500	Commercial	REPLACE 3 SECTIONS OF THE SECOND FLOOR ELEVATION ROOF TILE S.W. SIDE OF THE BLDG (FLEMING ST) EACH SECTION IS 18' LONG. CONCRETE TILES WILLHAVE SAME COLOR & PROFILE AS EXISTING
1	12-3760	10/15/2012	28,177	Commercial	REPLACE EXISTING DRAIN AND FRENCH DRAIN AT DUMPSTER/COMPACTOR AREA. NEW SYSTEM SHALL HAVE 750 GAL. INERCEPTOR, 8' THROUGH DRAIN 30LF FRENCH DRAIN , REPAIR ASPHALT, INSTALL 3.6 BALLARDS. REPAIR EXISTING CURB WHERE DAMAGED.
1	11-4590	02/07/2012	55,000	Commercial	FRAMING & REPLACING EXISTING STEEL STUDS W/TREATED STUDS ON 16" CENTER PER PLANS. DENS GLASS & HARDI BOARD STUCCO WALLS IN
1	11-3211	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3809	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3216	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3210	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE POWER TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL

					OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3810	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3215	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3193	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3194	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3196	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT.
1	11-3801	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3195	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3198	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3197	10/25/2011	29,545	Commercial	REFURBISH 21 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3802	10/25/2011	29,545	Commercial	REFURBISH 18 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3200	10/25/2011	29,545	Commercial	REFURBISH 16 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3199	10/25/2011	29,545	Commercial	REFURBISH 14 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3803	10/25/2011	29,545	Commercial	REFURBISH 10 ROOMS INCLUDING INTERIOR FINISHES. ELEVATOR CAB UNDER SEPERATE PERMIT. ALL WORK INTERIOR.
1	11-3214	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3213	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3217	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3808	10/25/2011	16,363	Commercial	REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH

						GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-3212	10/25/2011	16,363	Commercial		REFURBISH HOTEL ROOMS; REMOVE & REPLACE EXISTING LIGHT FIXTURES, REPLACE EXISTING BATH GLOW SWITCH; RELOCATE TV POWER IN SOME ROOMS AND MOVE AND RELOCATE ELECTRICAL OUTLETS. REMOVE AND RELOCATE POWER AT VANITY MIRRORS.
1	11-2878	08/11/2011	12,000	Commercial		REPAIR 90 SF DAMAGED CONCRETE CEILING ON 4TH FLOOR, ELEVATOR LANDING. REMOVE AND REPLACE 100 SQ ACOUSTICAL CEILING. ALL INTERIOR WORK ONLY.
1	11-3836	10/24/2011	42,272	Commercial		REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 201-207; 229-233
1	11-3202	10/24/2011	42,272	Commercial		REFURBISH OF 16 HOTEL ROOMS; REMOVE AND REPLACE 16 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3201	10/24/2011	42,272	Commercial		REFURBISH OF 14 HOTEL ROOMS; REMOVE AND REPLACE 14 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3835	10/24/2011	42,272	Commercial		REFURBISH 13 ROOMS; REMOVE AND REPLACE 13 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL. ROOMS: 301-311; 329-339
1	11-3206	10/24/2011	42,272	Commercial		REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3207	10/24/2011	42,272	Commercial		REFURBISH OF 15 HOTEL ROOMS; REMOVE AND REPLACE 15 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3208	10/24/2011	42,272	Commercial		REFURBISH OF 10 HOTEL ROOMS; REMOVE AND REPLACE 10 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3205	10/24/2011	42,272	Commercial		REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3834	10/24/2011	42,272	Commercial		REFURBISH 10 ROOMS; REMOVE AND REPLACE 10 LAVS/FAUCETS. RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS, RELOCATE SHOWER CONTROL.
1	11-3204	10/24/2011	42,272	Commercial		REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
1	11-3203	10/24/2011	42,272	Commercial		REFURBISH OF 18 HOTEL ROOMS; REMOVE AND REPLACE 18 LAV/FAUCETS, RECONFIGURE BATHROOMS AND CONVERT TUBS TO SHOWERS; RELOCATE SHOWER CONTROLS TO OPPOSITE WALLS.
			0			
1	B94-002	01/01/1994	02/01/1994	95,805	Commercial	RENOVATIONS,RELOCATE BAR
1	B94-0410	02/01/1994	12/01/1994	3,750	Commercial	ADDING A STRUCTURAL BEAM
1		01/01/1994	12/01/1994	700	Commercial	3 DROPS

	M94-0126						
1	M94-3567	10/01/1994	12/01/1994	1,000	Commercial	REPLACE A/C UNIT	
1	E95-0139	01/01/1995	08/01/1995	200	Commercial	1 MOTOR	
1	B95-0145	01/01/1995	08/01/1995	4,000	Commercial	REPLACE WOOD ENTRY DOOR	
1	B95-1244	04/01/1995	08/01/1995	27,920	Commercial	REPL 28 WDWS - 5 DOORS	
1	96-3984	10/01/1996	11/01/1996	41,000	Commercial	MECHANICAL	
1	964194	10/01/1996	11/01/1996	41,000	Commercial	MECHANICAL	
1	97-1289	04/01/1997	10/01/1997	57,000	Commercial	ROOFING	
1	97-3899	11/18/1997	12/07/1998	2,000	Commercial	REPL AIR HANDLER	
1	98-1086	01/06/1998	12/07/1998	40,000	Commercial	PAINT ALL WOOD	
1	98-2072	07/02/1998	12/07/1998	19,000	Commercial	REPL AIR HANDLER	
1	98-2916	10/20/1998	12/07/1998	39,000	Commercial	ROOF REPAIRS	
1	98-3220	12/21/1998	12/30/1998	20,000	Commercial	UPDATE SERVICE	
1	99-4040	01/07/1999	11/03/1999	60,000		REPAIR CONCRETE SPALLING	
1	99-0039	01/07/1999	11/03/1999	8,000		3 ANTENNA'S	
1	99-0457	02/05/1999	11/03/1999	8,000	Commercial	REPLACE 3 AIR HANDLERS	
1	99-0869	03/12/1999	11/03/1999	55,000	Commercial	NEW AWNINGS	
1	99-1104	03/30/1999	11/03/1999	25,000	Commercial	REMOV/REPL CONCRETE STAIR	
1	99-1725	05/19/1999	11/03/1999	6,000	Commercial	ANTENNA'S	
1	99-2193	06/28/1999	11/03/1999	5,000	Commercial	REFINISH POOL	
1	99-*4041	12/23/1999	07/12/2000	16,000	Commercial	REMOVE/REPL DRIVEWAY	
1	00-1641	06/20/2000	11/01/2000	90,000	Commercial	142 CANVAS AWNINGS	
1	00-1996	08/01/2000	11/01/2000	42,000	Commercial	POWER PAINT BUILDING	
1	99-1725	08/25/2000	11/01/2000	5,500	Commercial	3 ADDITIONAL ANTENNAS	
1	01-977	03/12/2001	11/16/2001	8,381	Commercial	INTERIOR RENOVATION	
1	01-2818	08/14/2001	11/16/2001	8,800	Commercial	REPLACE FIRE ALARM	
1	01-2707	08/02/2001	11/16/2001	2,000	Commercial	ELECTRICAL	
1	01-3346	10/16/2001	11/16/2001	5,500	Commercial	INSTALL/CONNECT 3 ANTENAS	

1	01-3061	12/04/2001	08/16/2002	20,000	Commercial	REMOVE 8 GUEST ROOMS
1	01-3968	12/14/2001	08/16/2002	5,000	Commercial	PLUMBING
1	02-0675	03/21/2002	08/16/2002	100	Commercial	MOVE TICKET BOOTH
1	02-2720	12/17/2002	10/03/2003	40,695	Commercial	ROOFING OVER BAR
1	02-3282	03/25/2003	10/03/2003	33,000	Commercial	RENOVATE TOP-BAR
1	03-1601	06/06/2003	10/03/2004	3,000	Commercial	REMOVE WINDOW
1	03-0478	08/05/2003	02/23/2004	77,500	Commercial	PLUMBING & BUILDOUT
1	04-0023	01/08/2004	02/23/2004	9,000	Commercial	REPLACE AIR HANDLER
1	04-0047	01/09/2004	02/23/2004	20,000	Commercial	ELE FOR STARBUCKS
1	04-2999	09/14/2004	11/08/2005	10,000	Commercial	REPIPE POOL SYSTEM
1	05-1079	04/06/2005	11/08/2005	2,000	Commercial	RELOCATE EXISTING PANEL ANTENNA
1	06-5686	10/17/2006	12/19/2006	10,000	Commercial	ADD LIGHTS AND OUTLETS IN DINING AREA
1	06-6275	01/24/2007		9,000	Commercial	SEAL COAT 34,870SF RE-STRIP PARKING
1	07-0444	02/13/2007		1,100	Commercial	REPLACE 70 LOW VOLTAGE LIGHTS IN ROOF
1	06-5420	10/05/2006	12/19/2006	314,000	Commercial	EXTERIOR PAINTING / STUCCO REPAIR / CONCRETE REPAIR
1	06-4266	08/04/2006	12/19/2006	200,000	Commercial	INTERIOR DEMO OF NON BEARING WALLS FINISHES
1	06-3783	06/29/2006	12/19/2006	900	Commercial	HARD WIRE 7 WALL SCONES SMOKE DETECTORS EMERGENCY SIGHNS
1	07-4038	08/20/2007		1,500	Commercial	INSTALL CIRCUIT FOR 1. TON A.C. FOR TELEPHONE ROOM
1	07-4039	08/20/2007		2,400	Commercial	RUN ELECTRIC FOR HOTEL KITCHEN AIR-MOVERS
1	07-3960	08/15/2007		30,000	Commercial	CHANGE OUT EXISTING HOOD INTERIOR WORK ONLY
1	07-4123	08/29/2007		2,000	Commercial	INSTALL 3-PHASE AIR HANDLERS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	16,038,797	62,247	3,387,561	16,478,295	16,478,295	0	16,478,295
2011	16,038,797	63,798	3,387,561	15,508,172	15,232,726	0	15,508,172
2010	16,830,837	65,350	3,428,955	13,847,933	13,847,933	0	13,847,933

2009	16,830,837	67,536	3,925,323	14,722,707	14,722,707	0	14,722,707
2008	16,830,837	69,510	4,342,910	15,251,144	15,251,144	0	15,251,144
2007	13,624,241	59,761	4,342,910	12,824,832	12,824,832	0	12,824,832
2006	13,568,819	61,576	3,006,630	13,377,742	13,377,742	0	13,377,742
2005	12,213,308	63,640	2,505,525	14,712,671	14,712,671	0	14,712,671
2004	13,299,471	65,455	2,104,641	13,520,205	13,520,205	0	13,520,205
2003	15,029,887	67,481	2,071,234	13,685,367	13,685,367	0	13,685,367
2002	14,678,661	69,334	2,071,234	13,685,367	13,685,367	0	13,685,367
2001	15,005,590	91,765	2,071,234	13,685,367	13,685,367	0	13,685,367
2000	17,600,366	85,173	1,737,164	10,873,637	10,873,637	0	10,873,637
1999	20,059,832	80,206	1,737,164	11,468,349	11,468,349	0	11,468,349
1998	13,373,221	83,377	1,737,164	11,468,349	11,468,349	0	11,468,349
1997	13,373,221	86,662	1,670,350	11,468,349	11,468,349	0	11,468,349
1996	12,157,474	89,849	1,670,350	9,153,332	9,153,332	0	9,153,332
1995	12,157,474	93,135	1,670,350	9,153,332	9,153,332	0	9,153,332
1994	12,157,474	96,305	1,670,350	8,594,566	8,594,566	0	8,594,566
1993	12,157,474	99,605	1,599,200	9,693,689	9,693,689	0	9,693,689
1992	12,157,474	102,776	1,599,200	9,693,689	9,693,689	0	9,693,689
1991	12,157,474	106,062	1,599,200	9,693,689	9,693,689	0	9,693,689
1990	12,157,474	109,249	1,287,356	9,693,689	9,693,689	0	9,693,689
1989	12,157,474	111,078	1,279,360	13,282,489	13,282,489	0	13,282,489
1988	9,717,947	89,898	1,023,488	13,658,532	13,658,532	0	13,658,532
1987	8,572,656	92,340	489,755	13,918,884	13,918,884	0	13,918,884
1986	954,814	72,077	479,760	1,582,294	1,582,294	0	1,582,294
1985	651,806	72,822	345,427	1,077,952	1,077,952	0	1,077,952
1984	647,267	73,567	345,427	1,066,261	1,066,261	0	1,066,261
1983	1,289,530	74,312	224,224	1,588,066	1,588,066	0	1,588,066
1982	1,181,430	75,057	192,833	1,449,320	1,449,320	0	1,449,320

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

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Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176